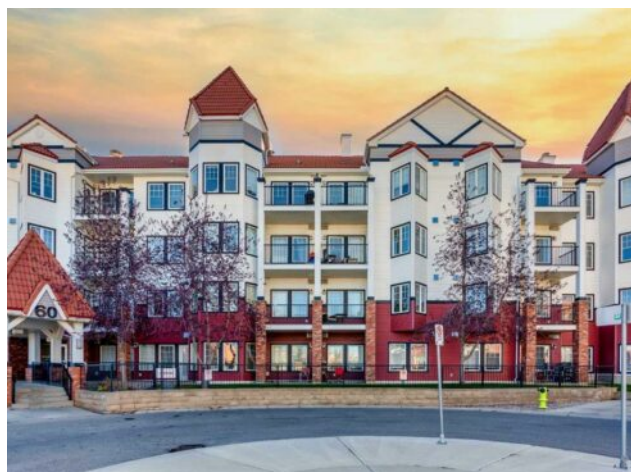


**217, 60 Royal Oak Plaza NW
Calgary, Alberta****MLS # A2283718****\$245,000**

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	656 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 425
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks		

Inclusions: NA

Welcome to Lindenberg at Red Haus in the heart of Royal Oak! This bright and stylish one-bedroom, one-bath condo offers 655 sq ft of thoughtfully designed living space with a private balcony overlooking the courtyard. The open layout features a spacious living and dining area, large windows, and a kitchen with maple cabinetry, a breakfast bar, and full-sized stainless-steel appliances. The bedroom is generous in size with ample closet space, and the four-piece bath is clean and modern. You'll also appreciate in-suite laundry, Titled underground parking, and a Titled storage locker. Enjoy great building amenities, including a clubhouse with a fitness centre and games room. Located steps from Royal Oak Centre, with easy access to Stoney Trail, transit, shopping, and restaurants. The unit is vacant and ready for quick possession—a perfect choice for first-time buyers, investors, or anyone seeking a low-maintenance lifestyle in a prime northwest location.