

218, 30 Royal Oak Plaza NW  
Calgary, Alberta

MLS # A2235277

**\$355,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Royal Oak                          |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 909 sq.ft.                         | Age:   | 2007 (18 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |            |           |
|-------------|--|------------|-----------|
| Heating:    | Baseboard  | Water:     | -         |
| Floors:     | Ceramic Tile, Laminate   | Sewer:     | -         |
| Roof:       | Clay Tile  | Condo Fee: | \$ 560    |
| Basement:   | -  | LLD:       | -         |
| Exterior:   | Wood Frame   | Zoning:    | M-C2 d185 |
| Foundation: | Poured Concrete  | Utilities: | -         |
| Features:   | Elevator, Granite Counters, No Animal Home, No Smoking Home, Recreation Facilities |            |           |

Inclusions: N/A

Welcome to this beautifully maintained 2-bedroom, 2- bathroom condo located on the 2nd floor of a well managed complex. One of the largest floor plans available, this home offers an oversized kitchen with plenty of cabinet and counter space. The generous primary bedroom features an ensuite and the second bedroom is ideal for guests, a home office or roommate set-up. Enjoy the convenience of in-suite laundry, a titled parking stall that is larger than most and an oversized storage unit. Rare finds that add exceptional value. Book your showing today!