



GRASSROOTS
REALTY GROUP

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326, 30 Royal Oak Plaza NW
Calgary, Alberta

MLS # A2302969



\$325,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	907 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tile	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	Closet Organizers		

Inclusions: N/A

Welcome to this spacious 2-bedroom, 2-bathroom third-floor condo in desirable Royal Oak—one of the largest floor plans in the building! The open-concept layout features a central kitchen, dining, and living area with granite countertops, abundant prep space, and a large breakfast bar that's perfect for entertaining. Both bedrooms offer the privacy of their own 4-piece en-suite bathrooms, while large windows fill the home with natural light. In-suite laundry adds everyday convenience. Enjoy an unbeatable location with shopping, restaurants, schools (K–9), medical services, fitness facilities, and transit all within walking distance. With quick access to Stoney Trail, Highway 1 & 1A, the Rocky Ridge LRT, Rocky Ridge YMCA, and the mountains, commuting and weekend adventures are effortless. This home also includes heated titled underground parking conveniently located near the elevator, one of the largest storage lockers in the building, and access to a clubhouse, fitness room, picnic areas, and ample visitor parking. Whether you're purchasing your first home, downsizing, or simply looking for a low-maintenance lifestyle in a fantastic location, this home offers exceptional value and convenience.