



GRASSROOTS
REALTY GROUP

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**420, 30 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2320442



\$319,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	861 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Garden, Low Maintenance Landscape, Underground Sprinklers		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 532
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: N/A

Prime opportunity awaits for you here in the popular RED HAUS condo project in Royal Oak! Check out this fantastic top floor condo in the Salzburg building - with 2 bedrooms & 2 full bathrooms, maple kitchen with black appliances, high ceilings throughout & titled parking stall for your exclusive use in one of the best spots in the parkade. Awesome open concept floorplan with an airy expansive feel, featuring bright living room with large windows & access onto your balcony, spacious dining room area & stylish kitchen with rich maple cabinetry & raised bar, laminate floors & the appliances include Bosch cooktop stove & built-in oven. The primary bedroom is a terrific size & has a walkthrough closet into its own private ensuite bath. The 2nd bedroom – with laminate floors, easily doubles as your home office & is across from the 2nd full bath. Insuite laundry with space-saving Frigidaire washer & dryer. Great-sized balcony with gas BBQ line & panoramic views of the surrounding neighbourhood. Your new home & your titled underground parking stall are both just steps from the elevators so you've got quick & easy access. Monthly condo fees include heat & water-sewer, & the use of the Club Haus amenity centre with exercise area, full kitchen & lounge/rec room with pool & games tables. Built by Streetside Developments, RED HAUS is a highly-desirable condo complex in the Royal Oak neighbourhood with beautifully landscaped grounds & courtyards with gazebos & benches, bocce ball court & loads of visitor parking. The Tuscany LRT station & Shane Homes YMCA are only a few minutes drive away & the Royal Oak Shopping Centre is right across the street...Sobeys, restaurants, Walmart, Starbucks, Shoppers Drug Mart & so much more! The perfect home for the first-time homeowner or as an investment, easy commute to Stoney & Crowchild Trails to take you to

Crowfoot Centre, University of Calgary, hospitals & downtown.