



GRASSROOTS
REALTY GROUP

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205, 20 Royal Oak Plaza NW
Calgary, Alberta

MLS # A2332374



\$259,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	606 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 393
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Storage		

Inclusions: None

Welcome to Red Haus in the highly sought-after community of Royal Oak. This beautifully maintained second-floor, courtyard-facing 1-bedroom, 1-bathroom condo offers the perfect blend of comfort, privacy, and convenience. Freshly updated with brand-new carpet, this move-in-ready home overlooks the beautifully landscaped central courtyard, creating a peaceful setting to enjoy from your private balcony complete with a natural gas BBQ hookup. Inside, you'll find a bright open-concept layout with 9-foot ceilings, large windows, and a functional floor plan designed to maximize every square foot. The kitchen features stainless steel appliances, ample cabinetry, generous counter space, and a breakfast bar that flows seamlessly into the spacious living and dining area, making it perfect for entertaining or everyday living. A built-in workstation provides an ideal space for working from home or studying. The spacious primary bedroom offers a walk-through closet with direct access to the 4-piece bathroom, while the convenient in-suite laundry completes the thoughtful layout. A rare bonus is the inclusion of both a heated titled underground parking stall and a separately titled storage locker located in the building's basement, providing exceptional convenience and valuable extra storage. Residents of Red Haus enjoy exclusive access to the impressive clubhouse featuring a fully equipped fitness centre, owner's lounge with fireplace, pool table, full kitchen, party room, and outdoor patio. The complex is pet-friendly (subject to board approval) and also offers secure bike storage and ample visitor parking. Located within walking distance to Royal Oak Shopping Centre, grocery stores, restaurants, coffee shops, and everyday amenities, this home is just minutes from the Rocky Ridge YMCA, Tuscany LRT Station, schools, parks, and scenic walking paths. Quick access to

Stoney Trail and Crowchild Trail makes commuting effortless while putting the Rocky Mountains within easy reach. Whether you're a first-time buyer, downsizer, or investor, this exceptional home offers outstanding value in one of Northwest Calgary's most desirable communities.