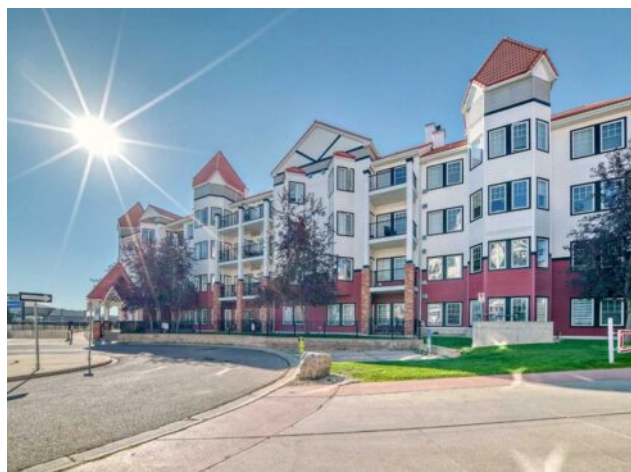


128, 60 Royal Oak Plaza NW
Calgary, Alberta

MLS # A2251616



\$294,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	756 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Storage		

Inclusions: None

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in the heart of Royal Oak. Perfectly situated just minutes from shopping, restaurants, Starbucks, Wal-Mart, and public transit, this home offers both convenience and lifestyle. The open-concept floor plan is bright and inviting, featuring tile flooring in the entry, dining area, kitchen, and bathrooms, with plush carpet in the living spaces and bedrooms. The upgraded kitchen boasts a sleek tile backsplash, Bosch black appliances, and ample counter space. The spacious living room opens to a private patio with a gas BBQ hookup and peaceful green space views—ideal for relaxing or entertaining. The primary bedroom includes two windows, a walk-in closet, and a 4-piece bath. A second bedroom, another full bath, and in-suite laundry provide comfort and functionality. This quiet, well-managed complex offers excellent amenities including a clubhouse and fitness room. Heated underground parking and an additional storage locker are also included. Whether you're a first-time buyer, downsizer, or investor, this condo is move-in ready and offers outstanding value in one of NW Calgary's most desirable communities.