

# \$360,000 - 445, 60 Royal Oak Plaza Nw, Calgary

MLS® #A2203501

**\$360,000**

2 Bedroom, 2.00 Bathroom, 852 sqft

Residential on 0.00 Acres

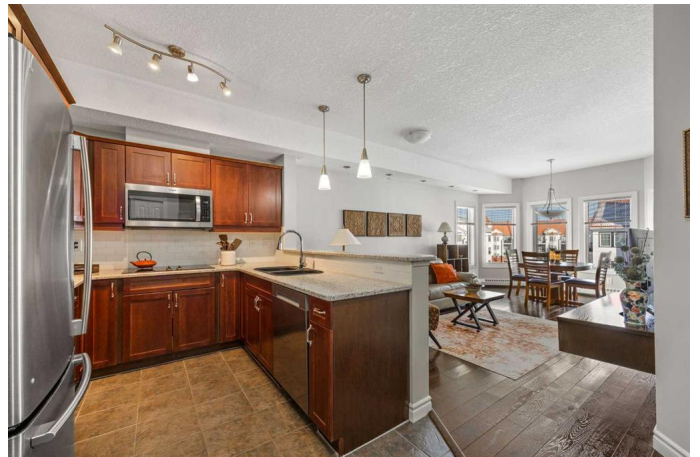
Royal Oak, Calgary, Alberta

Welcome to a home where quality, comfort, and thoughtful design come together effortlessly. This top-floor, end-unit condo has been beautifully maintained and offers the perfect mix of privacy and convenience. An ideal retreat for those who want a peaceful space without sacrificing accessibility.

From the moment you step inside, you'll appreciate the abundance of natural light and the pristine rustic-style hardwood floors. The kitchen features a premium appliance package (including a new microwave-hood fan & dishwasher), quartz countertops, and composite sink—making it a functional yet elegant space to prepare meals and gather with loved ones.

The spacious living area offers a welcoming and comfortable retreat, complemented by a built-in storage/TV stand for added convenience. Step out onto the north-facing balcony, an ideal spot to relax with a book or enjoy the fresh air. Plus, with a gas BBQ hookup, outdoor cooking is always easy and enjoyable.

The primary bedroom is generously sized, offering a 4-piece ensuite and ample closet space, while the second bedroom and full guest bath provide flexibility for visitors, a home office, or a hobby space. An in-suite washer and dryer make daily tasks effortless.



Designed with comfort and security in mind, this pet-friendly building offers heated, titled underground parking and titled storage, along with ample visitor parking for your guests. Positioned near a stairwell, the unit allows for quick and easy access to the parkade or outdoors.

Residents also enjoy access to the newly renovated recreation and fitness building, featuring top-quality exercise equipment, a pool table, a kitchen, and a lounge—ideal for staying active and socializing with neighbours.

Nestled in an unbeatable location, you're just steps from shopping, dining, and essential services, including Starbucks, Sobeys, Walmart, and more. With board approval, 2 dogs, 2 cats, or 1 dog and 1 cat are welcome.

This is more than just a place to live—it's a home to truly enjoy. Book your private viewing today.

Built in 2007

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2203501          |
| Price          | \$360,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 852               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 445, 60 Royal Oak Plaza Nw |
| Subdivision | Royal Oak                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 0A7                    |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking, Clubhouse, Recreation Room |
| Parking Spaces | 1  |
| Parking        | Secured, Stall, Titled, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Quartz Counters, Recreation Facilities   |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Boiler   |
| Cooling           | None  |
| # of Stories      | 4   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Lighting, Storage |
| Roof              | Clay Tile   |
| Construction      | Brick, Vinyl Siding, Wood Frame                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 18               |
| Zoning         | M-C2             |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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