

# \$284,900 - 239, 20 Royal Oak Plaza Nw, Calgary

MLS® #A2211072

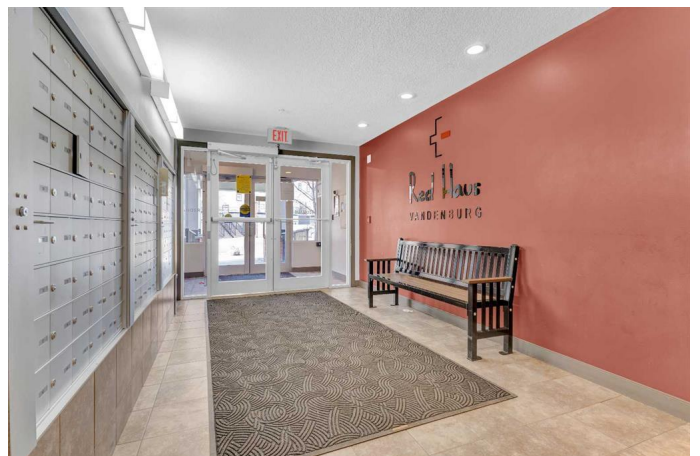
**\$284,900**

1 Bedroom, 1.00 Bathroom, 606 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Red Haus complex is a HIDDEN GEM in desirable community of Royal Oak. The Vandenberg Building #20 " is the newest building (2013) in the development. With over 600 sq ft of living space, this unit offers 9'™ CEILINGS & LARGE WINDOWS that flood the space with natural light. The kitchen features PREMIUM CABINETRY, GRANITE counters,UPGRADED BACKSPLASH & a premium STAINLESS-STEEL appliances. Ideal for entertaining, the open floor plan includes a spacious dining area , a full-sized family room AND an office nook. Step outside onto the PRIVATE balcony OVERLOOKING the maturely landscaped COURTYARD, where you can relax with friends & family with room for your BBQ connected to your natural gas line. The PRIMARY bedroom has a generous walk-through closet with access to the 4-piece bathroom. This unit is next to exit door on the floor.which means 1 less neighbour and another easy access.Additional features include a TITLE UNDERGROUND HEATED PARKING, TITLED STORAGE LOCKER & abundance of VISITOR PARKING! BONUS is the luxurious club house that is nestled in the heart of the beautifully landscaped gardens, serving as the central hub of the complex offering endless amenities & recreation. Discover a welcoming social area with a pool table, a balcony, comfortable lounge space with a cozy fireplace & a fully equipped kitchen. The lower level hosts a well-equipped exercise area & access to a walkout patio.



Wheelchair accessibility effortlessly connecting the two levels. This building is PET FRIENDLY! Conveniently located within walking distance to the Royal Oak Shopping Centre where you'll find all the services & things you need including grocery stores, Walmart, pharmacies/drug store, banks & restaurants. Public transit, parks, schools & more are all moments away ensuring you're always close to everything you need & want. This condo offers the best of both worlds - a peaceful suburban setting with QUICK & EASY access to amenities of city life & access to the mountains or anywhere in the city via Stoney Trail, Country Hills Blvd, Crowchild Trail + the Tuscany LRT station is not far. Don't miss your chance to make Red Haus in Royal Oak your new Home. Parking Stall #432. Storage Locker #1062

Built in 2013

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211072          |
| Price          | \$284,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 606               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 239, 20 Royal Oak Plaza Nw |
| Subdivision | Royal Oak                  |
| City        | Calgary                    |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3G 0E6 |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Fitness Center, Parking, Party Room |
| Parking Spaces | 1                                                           |
| Parking        | Titled, Underground                                         |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Elevator, High Ceilings                                                    |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| # of Stories      | 4                                                                          |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Mixed                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 8                |
| Zoning         | M-C2 d185        |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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