



## 30 Royal Oak Circle Calgary Alberta

\$359,000

Welcome to this stunning 2 Beds 2 Baths condo in the heart of Royal Oak. The unit features an open-concept living space with 9-foot ceiling and lots of natural light. The kitchen includes a black appliance package with a BOSCH wall oven and glass cooktop, pendulum lighting over a raised breakfast bar, and ample workspace and storage providing convenience and functionality. The spacious and bright living room offers access to the inviting balcony equipped with a gas line for barbecuing. The master bedroom features a walk-through closet and a 4-piece ensuite. The second bedroom, which can also be serve as an office, offers good separation and privacy from the master bedroom. The main 4-piece bathroom, located away from the living room, includes in-unit laundry. This unit also comes with a titled underground parking and a titled storage locker. Plenty of visitor parking located in front of the building. Residents also have access to excellent building amenities, including a gym and a party room. Excellent location that is just steps away from shopping centre, restaurants and public transit, 5 minutes to the Shane Homes YMCA, and with easy access to Stoney Trail, you truly can't say enough about this desirable location. Book your showing today! (id:6769)

Bedroom 9.92 Ft x 9.58 Ft

Primary Bedroom 10.25 Ft x 11.33 Ft

Other 7.92 Ft x 4.17 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

4pc Bathroom 8.58 Ft x 8.58 Ft

Other 7.75 Ft x 3.83 Ft

Kitchen 8.42 Ft x 11.00 Ft

Living room 12.42 Ft x 13.58 Ft

Dining room 7.75 Ft x 7.50 Ft

Other 10.75 Ft x 6.67 Ft

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
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