



## 60 Royal Oak Circle Calgary Alberta

\$284,900

TOP FLOOR UNIT | IDEAL for a first time buyer or an investor!! | VERY AFFORDABLE | BEAUTIFUL 1 BED + 1 BATH CONDO | FANTASTIC WEST FACING BALCONY W/ GAS LINE | ONE TITLED PARKING + 1 TITLED STORAGE SPOT | \*\*\*QUICK POSSESSION AVAILABLE\*\*\* | VERY WELL MAINTAINED & MANAGED COMPLEX | Why rent when you can own?? Nestled in the picturesque Royal Oak community, this VERY WELL maintained & managed RED HAUS RAVENSBURG COMPLEX is ideally located near the YMCA Rec Centre and just across the street from an amazing shopping center that includes a grocery store, restaurants, and LOTS of shopping! The grounds are pristine and the freshly updated amenities building features an ON-SITE GYM, GAMES ROOM with full kitchen and a large balcony--- all of which can be rented for your private family gatherings!! Local residents say they LOVE TO LIVE HERE! Inside the unit, you will find HIGH ceilings, rich warm laminate flooring, fresh paint, and an abundance of NATURAL LIGHT! The GORGEOUS and very functional kitchen features a breakfast bar, stylish backsplash, in-wall oven and separate stove cook-top, easy to clean linoleum, black double sink & updated faucet, and plenty of cupboard & counter space -- perfect for preparing your culinary masterpieces!! The dining room and living room are off the kitchen and both feature VIEWS of the stunning COURTYARD below complete with picnic tables. The balcony is located off the living room and features a GAS BBQ hook-up, and plenty of room for an outdoor table & chairs to enjoy a cool drink on a hot summer's day. The primary bedroom is tucked around the corner, giving it privacy from the rest of the unit. It includes a decent sized CLOSET, a large moveable WARDROBE, and an EN SUITE bathroom with tub/shower combo and easy to clean flooring. The underground parking garage has high ceilings (great for trucks!) and also features bike st...

Kitchen 9.42 Ft x 9.33 Ft

Dining room 11.83 Ft x 8.42 Ft

Living room 11.83 Ft x 11.17 Ft

Laundry room 3.08 Ft x 3.00 Ft

Other 11.67 Ft x 6.83 Ft

Foyer 9.83 Ft x 5.25 Ft

Primary Bedroom 11.92 Ft x 11.50 Ft

4pc Bathroom 8.83 Ft x 8.67 Ft

Listing Presented By:



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