



## 60 Royal Oak Circle Calgary Alberta

\$274,900

Available for immediate possession in the popular RED HAUS condo project in Royal Oak is this terrific 1 bed 1 bath condo in the Lindenburg building. This cozy and quiet main floor unit has high ceilings & open concept floorplan, sleek kitchen with black appliances, a balcony & titled underground parking stall for your exclusive use. As you enter, you are greeted by a living/dining room with big windows & fantastic kitchen with raised bar, tile floors & Whirlpool/Bosch appliances including cooktop stove & built-in oven. The bedroom has large windows & a walkthrough closet leading into the bathroom with tile floors & laundry with stacking GE washer/dryer. In the underground parkade are your titled parking stall & area to lock up your bike. Condo fees include heat & water-sewer, as well as access to the fabulous Club Haus residents amenity centre complete with exercise area, recreation room with pool table & full kitchen. The Tuscan LRT station & Shane Homes YMCA are only a few minutes drive away & the Royal Oak Shopping Centre is right across the street...Sobeys, restaurants, Walmart, Starbucks, Shoppers Drug Mart & so much more! The perfect home for the first-time homeowner or as an investment, in this prime location in this Northwest Calgary neighbourhood with easy commute to Stoney & Crowchild Trails to take you to Crowfoot Centre, University of Calgary, hospitals & downtown. (id:6769)

4pc Bathroom 8.67 Ft x 9.67 Ft

Primary Bedroom 9.92 Ft x 10.50 Ft

Dining room 14.67 Ft x 9.08 Ft

Kitchen 13.00 Ft x 9.92 Ft

Living room 12.58 Ft x 10.50 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://www.tarkan.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca