



## 30 Royal Oak Circle Calgary Alberta

\$295,000

Recently Painted and Brand New Luxury Wide Plank Flooring! This unit boasts a picturesque view of the courtyard! Ideal for first-time buyers or investors, this 1 bedroom, 1 bathroom unit offers a modern and sleek aesthetic with elegant dark maple espresso cabinets, black appliances, a built-in oven, countertop range, and stylish under-cabinet lighting. The open concept layout and soaring 9ft ceilings create the feel of a much larger space, while sunny south exposure floods the unit with natural light. The spacious bedroom features his and hers closets, a 4pc ensuite, and convenient in-unit laundry. Step out onto the balcony to enjoy serene views of the courtyard, complete with a gas hookup for your BBQ. Perfectly positioned directly in front of the clubhouse, access to the gym and additional amenities is incredibly easy. Located just a quick walk from a large shopping area that includes grocery stores, a bank, and restaurants, this condo's location is exceptionally attractive. Additionally, it comes with underground heated parking. This unit is a true gem--don't miss out! Book your showing today to experience this wonderful living opportunity firsthand. (id:6769)

Living room 3.61 M x 3.71 M

Kitchen 2.46 M x 2.90 M

Dining room 3.61 M x 2.29 M

Foyer 1.24 M x 1.35 M

Other 3.38 M x 1.80 M

Primary Bedroom 3.43 M x 4.34 M

4pc Bathroom 3.07 M x 2.95 M

Listing Presented By:



Originally Listed by:  
2% Realty

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

**RE/MAX Realty Professionals**

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