

**115, 70 Royal Oak Plaza NW  
Calgary, Alberta**

**MLS # A2194720**



**\$269,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	591 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** -

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** -

**Features:** Breakfast Bar, Granite Counters, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 381

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** n/a

Located in the prestigious community of Royal Oak, this GROUND FLOOR unit at Red Haus offers the best of Northwest Calgary living. With parks, playgrounds, schools, and a community garden nearby, plus easy access to shopping, restaurants, and the Shane Homes YMCA, everything you need is within reach. Commuting is effortless with quick connections to Crowchild & Stoney Trails and the LRT (Tuscany Station). Inside, this stylish 591 sq. ft. condo features 9' ceilings, large windows, and a smart, open-concept layout. The European-inspired kitchen boasts GRANITE counters, stainless steel appliances, and a breakfast bar, flowing seamlessly into the flexible living/dining space. The generously sized bedroom faces SOUTH and includes a walk-through closet leading to a semi-ensuite, while a built-in desk provides a convenient workspace for you to work from home! This home also offers the perfect blend of townhouse-style living and condo convenience, with a private entrance, a SOUTH patio with a BBQ gas line, and direct outdoor access—ideal for pet owners. Residents of Red Haus enjoy beautifully maintained grounds, a clubhouse with a gym and lounge, underground & titled parking, and titled storage locker plus ample visitor parking. A fantastic home in a prime location!