

412, 70 Royal Oak Plaza NW  
Calgary, Alberta

MLS # A2299024



## \$314,900

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	774 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Ceramic Tile, Vinyl

**Sewer:** -

**Roof:** Clay Tile

**Condo Fee:** \$ 509

**Basement:** -

**LLD:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Zoning:** M-C2 d185

**Foundation:** -

**Utilities:** -

**Features:** Granite Counters, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** N/A

Top Floor | 774 Sq Ft | 2 Bedrooms | 2 Bathrooms | Brand New Vinyl Plank Flooring | Freshly Painted | Titled Parking + Titled Storage. Welcome to this bright and refreshed top-floor unit in the sought-after Red Haus complex, right in the heart of Royal Oak. Offering 774 sq ft of well-designed living space, along with brand new vinyl plank flooring and fresh paint throughout, this home feels clean, modern, and move-in ready. The open layout offers a great flow between the kitchen, dining, and living areas, making it easy to entertain or just unwind at home. The kitchen features a functional eat-up bar and plenty of cabinetry, while the living room is nicely positioned between the two bedrooms, giving you a bit of extra privacy. The primary bedroom includes a walk-in closet and its own ensuite, creating a comfortable space to relax. The second bedroom is a good size and sits close to the second full bathroom, which also includes in-suite laundry for added convenience. Step out onto your private balcony and enjoy the views from the top floor, overlooking the well-kept grounds of the complex. This unit also comes with a titled underground parking stall and a separate titled storage locker. Red Haus offers great amenities, including a clubhouse with a fitness center and lounge, along with plenty of visitor parking. The building also features secure underground parking for added peace of mind. Location-wise, it's hard to beat. With quick access to Stoney Trail, getting around the city or heading out to the mountains is easy. You're also just minutes away from shopping, restaurants, and all the everyday essentials. A clean, updated top-floor unit in a great location, ready for its next owner to enjoy.