



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

102, 70 Royal Oak Plaza NW
Calgary, Alberta

MLS # A2248290



\$350,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	928 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, See Remarks		

Inclusions: Blinds

This 928 SqFt 2-bedroom, 2-bathroom apartment offers an exceptional combination of space, comfort, and convenience in one of Calgary's most desirable neighbourhoods. The well-lit primary bedroom is impressively large, easily accommodating a king-sized bed, multiple dressers, a seating area, and a walk-in closet. The second bedroom is equally bright and versatile—perfect for guests, a home office, or a hobby space. The bright, well-appointed kitchen features high-end stained cabinetry, granite counters, built-in appliances, plenty of drawers, and a newer refrigerator. A spacious dining room and living room provide ample space for full-sized furniture, so there's no need to compromise on comfort or style. This unit enjoys a prime position within the complex—no parking stalls look directly into it—and it sits just across from the amenity building, offering a fully equipped gym and rentable lounge. Everyday needs are a short stroll away at Royal Oak Centre, with grocery stores, restaurants, banks, medical clinics, gyms, and more. Plus, the Rocky Ridge YMCA is just minutes away! Upgrades include vinyl plank flooring throughout most of the unit for easy upkeep, and it comes complete with a titled storage locker and TWO titled parking stalls—one generously oversized. A truly outstanding home in an unbeatable location.