

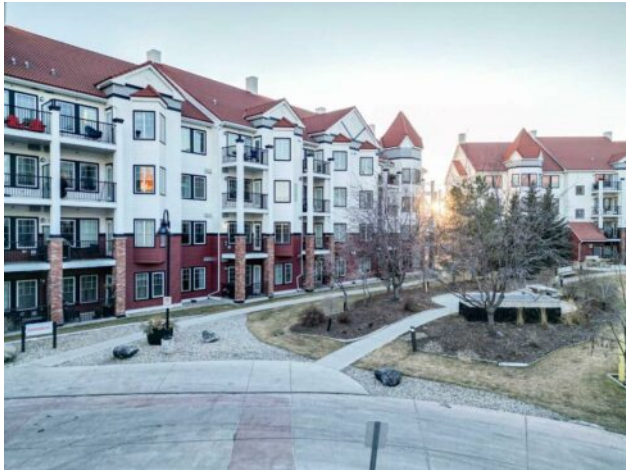


**GRASSROOTS**  
REALTY GROUP

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**214, 70 Royal Oak Plaza NW  
Calgary, Alberta**

**MLS # A2286575**



**\$270,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	606 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Heated Garage, Parkade, Secured, See Remarks, Titled,		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 436
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d185
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	None		

Welcome to unit 214 at the Ravensburg. A nicely updated and modernized unit at Red Haus, a highly sought after condo complex in the beautiful community of Royal Oak in Calgary. This residence represents a calculated move for those prioritizing functional design and immediate move-in readiness. The interior has been professionally sharpened with brand new flooring throughout and a custom architectural slat feature wall in the primary suite. This is a sophisticated detail that provides a modern, textured aesthetic rarely found in this price bracket. The layout is engineered for high-utility living, featuring an open-concept kitchen with granite countertops, stainless steel appliances, a raised breakfast bar, and a dedicated built-in workstation. This is essential for the modern home headquarters. The primary bedroom offers a logical flow with a walk-through closet leading to a dual-access bathroom, functioning as a private ensuite while maintaining accessibility for guests. The infrastructure of this property is robust. It includes in-suite laundry, an underground titled parking stall, and a secure underground storage locker. Beyond the unit, the Ravensburg offers a comprehensive amenity package with a fitness center and resident party room. Notably, the complex provides an abundance of visitor parking, effectively removing a primary friction point of Northwest condo living. Located within walking distance to the Royal Oak Shopping Centre and transit links, this is a strategic acquisition for the discerning buyer. Call to schedule your private showing.