



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

MLS # A2194720



\$269,000

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

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 381
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, See Remarks		

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!