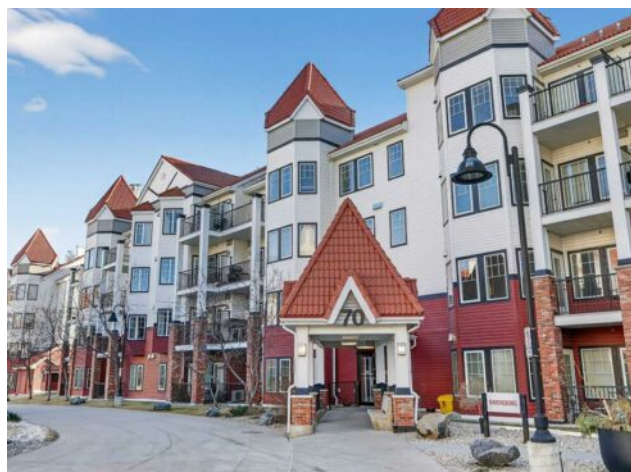


406, 70 Royal Oak Plaza NW
Calgary, Alberta

MLS # A2281012



\$265,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	608 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 416
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional top-floor one-bedroom, one-bathroom residence in the highly sought-after Red Haus complex. Thoughtfully designed, this home features a modern kitchen complete with stainless steel appliances, granite countertops, and a raised breakfast bar—ideal for casual dining and entertaining. The open-concept layout offers a spacious living area and a bright dining space enhanced by upgraded tile flooring. Step outside to the large private balcony, equipped with a gas line for your BBQ, creating the perfect extension of your living space for relaxing or hosting guests. The generously sized primary bedroom includes a walk-through closet leading to a well-appointed four-piece bathroom. Additional conveniences include in-suite laundry with a full-size front-loading washer and dryer. This unit also comes with titled parking and a titled storage locker, adding both value and practicality. Ideally located within walking distance to shopping, restaurants, and public transit, this home offers outstanding everyday convenience. Residents of Red Haus enjoy exclusive access to the Residence Club, featuring a fully equipped fitness centre and an inviting entertainment area—perfect for an active and social lifestyle.