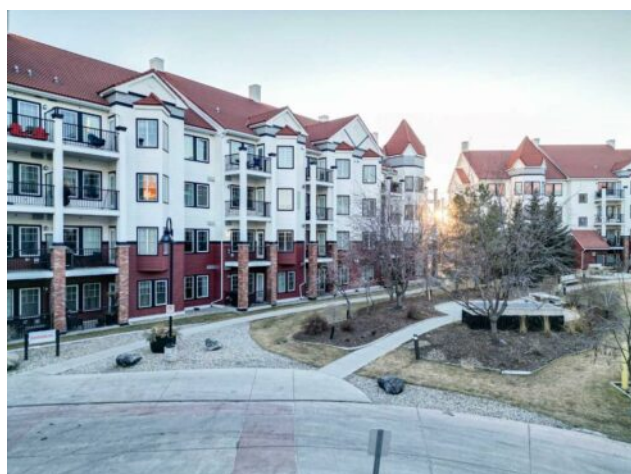


214, 70 Royal Oak Plaza NW
Calgary, Alberta

MLS # A2286575



\$270,000

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

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