

303, 70 Royal Oak Plaza NW
Calgary, Alberta

MLS # A2337346



\$229,500

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	606 sq.ft.	Age:	2011 (15 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:	\$ 393
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, See Remarks		

Inclusions: Mounted Floating Shelve

Welcome to this bright and spacious corner unit condo in the desirable community of Royal Oak. Featuring 9-foot ceilings and a functional open concept layout, this well positioned unit offers a comfortable living space with plenty of natural light throughout. The kitchen features granite countertops, a raised eating bar, built-in oven, and upgraded induction cooktop, making it a great space for everyday living and entertaining. The spacious living area offers room for dining and includes a convenient built-in desk with granite countertop, perfect for a home office or study space. Step outside onto your newly renovated private balcony and enjoy additional outdoor living space. The spacious primary bedroom features a walk-through closet with built-in storage leading to the cheater ensuite, which has been refreshed with a new vanity countertop. In-suite laundry adds to the everyday convenience. The unit also includes a separately titled underground parking stall and separately titled storage locker. Residents can enjoy access to the clubhouse, featuring a fully equipped fitness centre, lounge and party room with kitchen, and outdoor patio area. Additional amenities include bike storage and plenty of visitor parking. Conveniently located within walking distance of a bus stop and near Tuscany CTrain Station, making commuting and getting around the city easy. You'll also enjoy quick access to shopping, restaurants, parks, and major roadways. With its corner unit location, upgraded features, renovated balcony, titled parking and storage, and convenient access to transit, this is a fantastic opportunity to enjoy comfortable condo living in NW Calgary!