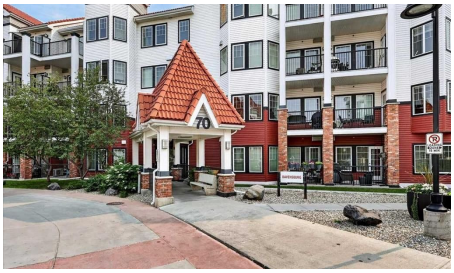
303 70 Royal Oak Plaza NW

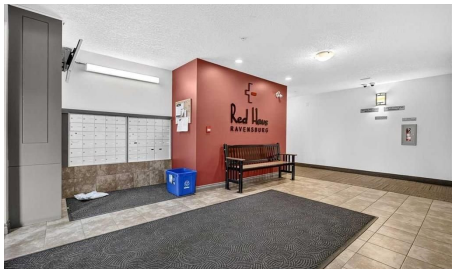
Calgary | Active | MLS® A2337346

$229,500









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2011**	**605.93 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

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!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337346
Bedrooms	1
Bathrooms	1
Year Built	2011
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	605.93 sq. ft.
Condo Fee:	$393.34
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Residential Manager, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Top
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	2011 (Age: 15)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1111016
Heating:	Baseboard, Natural Gas
New Constr.:	No

Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Red Haus
Community:	Royal Oak
Amenities:	Bicycle Storage, Clubhouse, Community Gardens, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Visitor Parking
Appliances:	Dishwasher, Electric Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer Stacked
Inclusions:	Mounted Floating Shelve
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Living Room · 11'10" × 11'9" ·
Main Floor	Kitchen · 9'3" × 8'1" ·
Main Floor	Dining Room · 8'7" × 7'10" ·
Main Floor	Bedroom - Primary · 10'5" × 9'11" ·
Main Floor	Walk-In Closet · 7'2" × 4' ·

Main Floor	Breakfast Nook · 4' × 2'9" ·
Main Floor	Foyer · 9'7" × 3'6" ·
Main Floor	Laundry · 6' × 3'2" ·
Main Floor	Balcony · 8'10" × 5'11" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Laminate Counters, See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C2 d185
Listed Date:	Aug 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/303-70-royal-oak-plaza-nw-calgary-a2337346/

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