

# \$350,000 - 102, 70 Royal Oak Plaza Nw, Calgary

MLS® #A2248290

**\$350,000**

2 Bedroom, 2.00 Bathroom, 928 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

This 928 SqFt 2-bedroom, 2-bathroom apartment offers an exceptional combination of space, comfort, and convenience in one of Calgary's most desirable neighbourhoods. The well-lit primary bedroom is impressively large, easily accommodating a king-sized bed, multiple dressers, a seating area, and a walk-in closet. The second bedroom is equally bright and versatile—perfect for guests, a home office, or a hobby space.

The bright, well-appointed kitchen features high-end stained cabinetry, granite counters, built-in appliances, plenty of drawers, and a newer refrigerator. A spacious dining room and living room provide ample space for full-sized furniture, so there's no need to compromise on comfort or style.

This unit enjoys a prime position within the complex—no parking stalls look directly into it—and it sits just across from the amenity building, offering a fully equipped gym and rentable lounge. Everyday needs are a short stroll away at Royal Oak Centre, with grocery stores, restaurants, banks, medical clinics, gyms, and more. Plus, the Rocky Ridge YMCA is just minutes away!

Upgrades include vinyl plank flooring throughout most of the unit for easy upkeep, and it comes complete with a titled storage locker and TWO titled parking stalls—one generously oversized. A truly outstanding



home in an unbeatable location.

Built in 2012

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248290          |
| Price          | \$350,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 928               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 102, 70 Royal Oak Plaza Nw |
| Subdivision | Royal Oak                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 0C6                    |

**Amenities**

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Picnic Area, Recreation Room, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                        |
| Parking        | Titled, Underground                                                                      |

**Interior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, See Remarks                                                      |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                                      |
| Cooling           | None                                                                                                           |
| # of Stories      | 4                                                                                                              |

**Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Roof              | Clay Tile                        |
| Construction      | Brick, Vinyl Siding, Wood Frame  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 29                |
| Zoning         | M-C2 d185         |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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