



THE
A-TEAM

**RE/MAX
FIRST**

70 ROYAL OAK Plaza #401, Calgary T3G 0C6

MLS®#: **A2186689**

Area: **Royal Oak**

Listing Date: **01/09/25**

List Price: **\$375,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: **985**
Low Sqft:
Ttl Sqft: **985**

DOM

13

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Clay Tile**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Built-in Features,Granite Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`4" x 4`4"	Living Room	Main	13`4" x 12`10"
Kitchen	Main	8`7" x 9`8"	Dining Room	Main	10`10" x 11`10"
Laundry	Main	3`4" x 3`4"	Bedroom - Primary	Main	11`0" x 12`5"
4pc Ensuite bath	Main	8`0" x 4`11"	Bedroom	Main	11`0" x 9`9"
4pc Ensuite bath	Main	5`4" x 11`2"	Balcony	Main	8`6" x 6`0"

Legal/Tax/Financial

Condo Fee:
\$576

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **1111016**

Remarks

Pub Rmks: **Welcome to this exceptional top-floor, two-bedroom, two bathroom corner unit in the highly sought-after Red Haus complex! This home boasts a modern kitchen with upgraded stainless steel appliances, granite countertops, and a convenient raised eating bar. The open-concept layout features a spacious living room and a bright dining area with upgraded tile flooring, leading to a large private deck equipped with a gas line for your BBQ—perfect for entertaining. Both bedrooms are generously sized, each with its own 4-piece ensuite bathroom, providing comfort and privacy. Additional highlights include in-suite laundry with full-sized front-loading washer and dryer for your convenience. The unit comes with a titled parking spot in a prime location—no adjacent vehicles—and a secure storage unit. Enjoy the convenience of being within walking distance to shopping, dining, and public transportation. Residents of Red Haus benefit from exclusive access to the Residence Club, complete with a fitness center and an entertainment area. Don't miss out on this incredible opportunity to own a stunning home in an unbeatable location!**

Inclusions: **N/A**
Property Listed By: **TrustPro Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









