

# \$375,000 - 102, 70 Royal Oak Plaza Nw, Calgary

MLS® #A2248290

**\$375,000**

2 Bedroom, 2.00 Bathroom, 928 sqft

Residential on 0.00 Acres

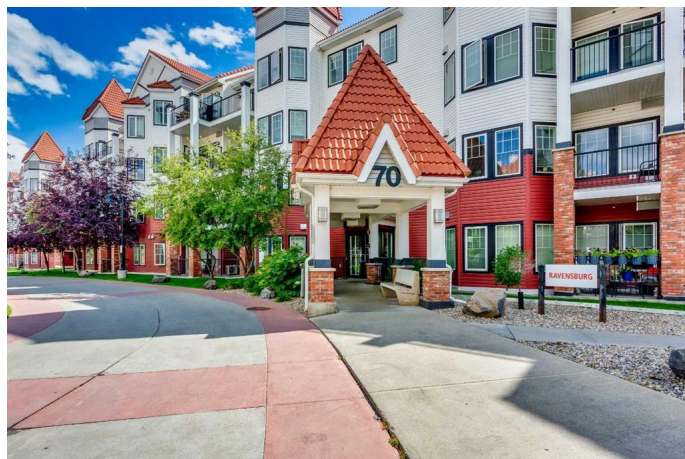
Royal Oak, Calgary, Alberta

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	\$375,000
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, Storage, Trash, Visitor Parking, Recreation Room
Parking Spaces	2
Parking	Titled, Underground

### Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Cooktop
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	1
Zoning	M-C2 d185

**Listing Details**

Listing Office	Real Broker
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