

\$415,000 - 198 Royal Oak Gardens Nw, Calgary

MLS® #A2085288

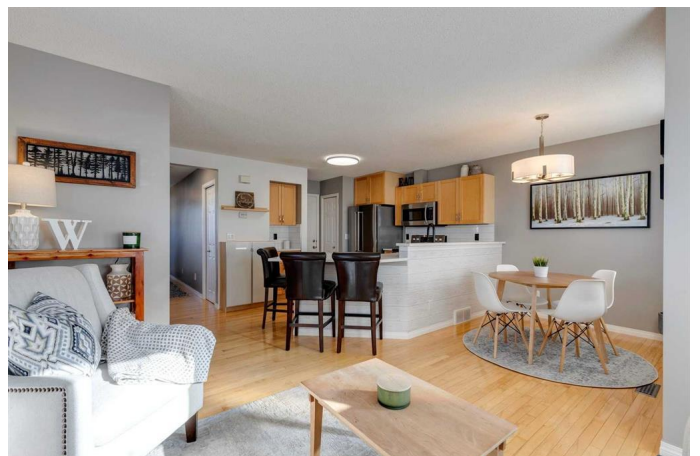
\$415,000

3 Bedroom, 2.00 Bathroom, 1,143 sqft

Residential on 0.05 Acres

Royal Oak, Calgary, Alberta

Elevate the everyday! Rare offering in highly sought after Royal Cascades at an incredible value. This charming END-UNIT townhouse checks every box - an astonishing 3 bedrooms, modern updates/finishes, fully finished basement, sunny southwest backyard, an attached single car garage, and move-in ready. Check, check, check! The main level highlights include large south facing windows, hardwood flooring, cozy fireplace, a convenient modern powder room and an updated kitchen equipped with ample cabinetry to ensure everything has its place. Enjoy endless sunny days on the south-facing patio, complete with a gas hook-up for your BBQ, and TREX composite deck - an ideal setting for savouring your morning coffee or entertaining guests. Unwind and relax in the airy primary suite with a large bay window and convenient walk-through closet. The spa-like bathroom has been thoughtfully updated with a large soaker tub with hand sprayer, a separate shower and plenty of counter space & under-sink cabinetry. The upper level also boasts two additional bedrooms and flex space perfect for an office. The lower level includes a large second living room, anchored by yet another fireplace with the ability to heat the entire home. Enjoy the security and ease during the winter months of the attached garage with enough room for bikes and additional storage. Located in Royal Oak, one of Calgary's most idyllic communities, known for its abundance of parks and green



spaces and sweeping views of the Rocky Mountains. Explore this wonderful community via the many trails and pathway systems. Enjoy the convenience of living within walking distance to the Rocky Ridge YMCA, schools and Royal Oak Centre, which includes Sobeys, Walmart, restaurants & coffee shops, fitness centres, and so much more. You also have easy access to Stoney Trail, Hwy 1A/Crowchild Trail, Crowfoot Crossing Shopping Plaza and both the Tuscany and Crowfoot LRT Stations. Pets allowed subject to board approval. Don't miss the chance to see it for yourself - book your showing today!

Built in 2004

Essential Information

MLS® #	A2085288
Price	\$415,000
Sold Price	\$437,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,143
Acres	0.05
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	198 Royal Oak Gardens Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3G5S5

Amenities

Amenities Trash, Visitor Parking
Parking Spaces 2
Parking Single Garage Attached

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating Fireplace(s), Forced Air
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Other
Lot Description Back Yard, Corner Lot, See Remarks
Roof Asphalt Shingle
Construction Stone, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed October 20th, 2023
Date Sold October 31st, 2023
Days on Market 11
Zoning M-CG d50
HOA Fees 210.00
HOA Fees Freq. ANN

Listing Details

Listing Office SOTHEBY'S INTERNATIONAL REALTY CANADA

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