

\$400,000 - 113 Royal Oak Gardens Nw, Calgary

MLS® #A2112056

\$400,000

3 Bedroom, 2.00 Bathroom, 1,255 sqft
Residential on 0.04 Acres

Royal Oak, Calgary, Alberta

Nestled in the vibrant community of Royal Oak, this townhouse offers the perfect blend of comfort and style. The spacious primary bedroom, complete with a walk-in closet, provides a tranquil retreat flooded with natural light and a versatile layout to suit any furnishing arrangement. The primary bathroom boasts both a stand-up shower and a separate tub, offering a luxurious and relaxing experience. With three bedrooms upstairs, including one that could serve as a home office, there's ample space to tailor to your needs. Multiple living spaces throughout the home ensure flexibility and functionality for modern living. The heart of this townhouse is its thoughtfully updated kitchen, boasting sleek appliances and practical design elements that inspire culinary creativity whether you're making breakfast or a gourmet dinner. What truly sets this property apart is its prime location near the YMCA, granting you effortless access to a plethora of fitness, recreational, and community activities. Step outside to your private yard—an impeccably designed outdoor retreat ideal for al fresco dining, entertaining guests, or simply unwinding after a busy day. It's a serene extension of your living space where you can relish in the fresh air and immerse yourself in the beauty of your surroundings. With its spacious interiors, modern amenities, and convenient access to essential community resources, this Royal Oak townhouse beckons you to embrace the essence of contemporary



113 Royal Oak Gardens NW, Calgary, AB

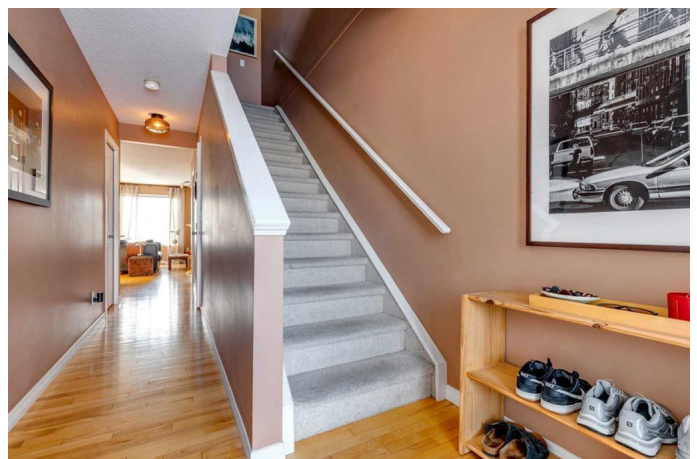
Main Floor Exterior Area 524.54 sq ft
Interior Area 870.85 sq ft
Excluded Area 226.14 sq ft



0 3 6 ft

PREPARED: 2024/04/07

White regions are excluded from total floor area in CLUTTER floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



living in a welcoming neighbourhood.

Built in 2004

Essential Information

MLS® #	A2112056
Price	\$400,000
Sold Price	\$468,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,255
Acres	0.04
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	113 Royal Oak Gardens Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5S5

Amenities

Amenities	Other
Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Breakfast Bar, No Smoking Home, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 16th, 2024
Days on Market	5
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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