

# \$795,000 - 165 Royal Oak Terrace Nw, Calgary

MLS® #A2122373

**\$795,000**

5 Bedroom, 4.00 Bathroom, 1,938 sqft  
Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

Turn the key and open the door to this beautiful 2 story home in the heart of family friendly Royal Oak. Everybody has space of their own in this 5 bedroom home, with 4 bedrooms upstairs and a spacious 5th bedroom on the lower level. A total of 3 full baths and one half bath, including a luxurious 5 piece ensuite featuring his & hers vanities. Substantial updates over the last 2 years, including a gourmet kitchen, an ensuite that is a true adult retreat, a pleasingly updated laundry room and a finished basement. Natural light throughout. Fresh paint in neutral tones coordinates with a variety of furnishing styles. Open floorplan, double garage, fenced, private, landscaped backyard. Big, tiered deck captures the sun and provides an ideal opportunity for maximizing outdoor living space. Parks, ponds, pathways & a cohesive community spirit create a welcoming feel in this established northwest community. Walk to groceries, banking, shops and services at nearby Royal Oak Centre. Gather with friends, enroll in a class or schedule a workout at the expansive Shane Y recreational facility. Convene at the community Ranch Center. Or hop on the LRT and commute to the city center or U of C in minutes. Make a quick getaway to the Rocky Mountains with only a short drive to the trans Canada, or hit the ring road in minutes & be at the airport in a jiffy. Such a convenient location yet all the benefits of a coveted northwest community lifestyle are at your doorstep. Finally!!! ... a beautifully



updated 5 bedroom, 3.5 bath, fully finished two story home on a big lot in a quiet, family friendly neighborhood. Home is happiness & you have found it here.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2122373    |
| Price          | \$795,000   |
| Sold Price     | \$791,500   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,938       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 165 Royal Oak Terrace Nw |
| Subdivision | Royal Oak                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 6A6                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, No Smoking Home, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer      |

|                 |                  |
|-----------------|------------------|
| Heating         | Forced Air       |
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Wood Frame                        |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2024 |
| Date Sold      | April 27th, 2024 |
| Days on Market | 16               |
| Zoning         | R-C2             |
| HOA Fees       | 216.00           |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Real Estate Solutions Ltd. |
|----------------|----------------------------|

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