

\$400,000 - 41 Royal Oak Gardens Nw, Calgary

MLS® #A2124442

\$400,000

4 Bedroom, 2.00 Bathroom, 1,202 sqft

Residential on 0.05 Acres

Royal Oak, Calgary, Alberta

Welcome home to the esteemed Royal Oak community! Situated in a serene setting, this end unit townhouse at 41 Royal Oak Gardens NW offers the ideal fusion of comfort and convenience. With over 1200 sq.ft. of space, including 4 bedrooms and 1.5 bathrooms, prepare to be impressed as this home surpasses all expectations. Upon entry, a spacious foyer beckons, leading to the main floor. Here, you'll find a powder room and an inviting open-concept layout comprising the kitchen, dining, and living areas. Stainless-Steel appliances, including a new refrigerator and new dishwasher installed in 2024, await the fortunate new homeowner. Ascending to the upper floor, discover a well-appointed 4pc bathroom and three bedrooms. The expansive master bedroom features a walk-in closet, while two generously sized bedrooms across the hallway are perfect for children or a home office. The lower level boasts a fourth bedroom and a convenient laundry area, complete with a new washer and dryer installed in 2024, ready to serve the next owner's needs. With its prime location near the Shane Homes YMCA, local schools, and easy access to public transit, this property presents an exceptional opportunity for your family's new home or as a savvy investment choice. Don't miss out - call your Realtor today to schedule a showing!

Built in 2003



Essential Information

MLS® #	A2124442
Price	\$400,000
Sold Price	\$477,500
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,202
Acres	0.05
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	41 Royal Oak Gardens Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5S5

Amenities

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

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Other
Lot Description Corner Lot, Irregular Lot
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 19th, 2024
Date Sold April 23rd, 2024
Days on Market 4
Zoning M0CG d50
HOA Fees 210.00
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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