

\$469,000 - 8906 Royal Oak Way Nw, Calgary

MLS® #A2132071

\$469,000

2 Bedroom, 3.00 Bathroom, 1,445 sqft

Residential on 0.03 Acres

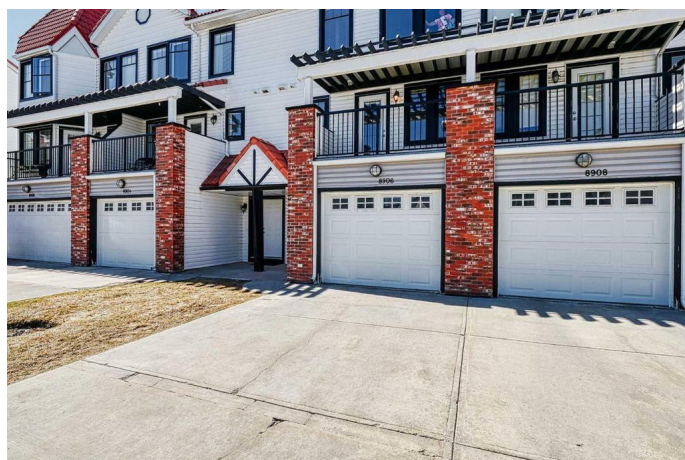
Royal Oak, Calgary, Alberta

Welcome to 8906 Royal Oak Way NW, a Red Haus designed multi-level townhome that is close to schools, shopping, the ring road and public transit. You will enter your townhome on a heated tile floor foyer that leads you to the second level living area featuring 12' ceiling w/ceiling fan and hardwood flooring. The living area affords a very bright space with French doors leading you out to your fenced back yard with cement patio and grass area plus a natural gas hook up for your BBQ. The backyard looks over a lovely gazebo contained in the common area. The third level has a very functional U-shaped kitchen and large dining and sitting area (or potentially an area for a desk/office). The dining area opens out to the front balcony to enjoy your morning coffee. The upper level is finished with 2 large primary bedrooms each having their own 4 piece ensuite and walk-in closet. Additionally there is an undeveloped basement that can be utilized for storage or finished for additional living space. The furnace, hot water tank, washer/dryer and dishwasher have all been replaced within the last few years.

Built in 2006

Essential Information

MLS® #	A2132071
Price	\$469,000
Sold Price	\$480,000



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,445
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	8906 Royal Oak Way Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6B4

Amenities

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

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Pantry
Appliances	Dishwasher, Electric Cooktop, Garage Control(s), Garburator, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Rectangular Lot
Roof	Clay Tile

Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 25th, 2024
Days on Market	9
Zoning	M-CG d35
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.