

# \$759,900 - 173 Royal Abbey Court Nw, Calgary

MLS® #A2135736

**\$759,900**

4 Bedroom, 4.00 Bathroom, 2,017 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

Welcome Home to this Beautifully maintained home nestled in a quiet cul-de-sac in the sought after community of Royal Oak! This exquisitely maintained home offers the ideal retreat for families at any stage. This stylish, fully developed home offers 4 bedrooms, and 3.5 baths, in an open contemporary living space. On the main floor is a front room that could be used as a formal living room, studio space, homework space or working from home space, there is a cozy family room with gas fireplace and built-ins that opens to a highly functional kitchen with work island, ample cabinetry, high end stainless steel appliances and walk-in pantry with all new vinyl flooring. The second floor boasts 3 bedrooms, a very spacious bonus room with large picture window, and a primary bedroom with spa-like ensuite, and walk-in closet. In the professionally finished basement is another bedroom, full bath, and large rec room. The home's location provides easy access to a variety of shopping options, the YMCA, parks, schools, walking paths, dining, the c-train station and easy access to major highways and the mountains! It is simply more than a house, it is a place to call home. It is a must View.

Built in 2000

## Essential Information

MLS® #

A2135736



|                |             |
|----------------|-------------|
| Price          | \$759,900   |
| Sold Price     | \$781,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,017       |
| Acres          | 0.12        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 173 Royal Abbey Court Nw |
| Subdivision | Royal Oak                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G4Y3                   |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                              |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                    |
| Cooling           | Central Air, Other                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Family Room, Gas, Tile                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                        |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard, Storage  
Lot Description        Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 6th, 2024  
Date Sold                June 12th, 2024  
Days on Market        6  
Zoning                    R-C1  
HOA Fees                0.00

**Listing Details**

Listing Office            TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.