

\$464,500 - 22 Royal Oak Gardens Nw, Calgary

MLS® #A2136955

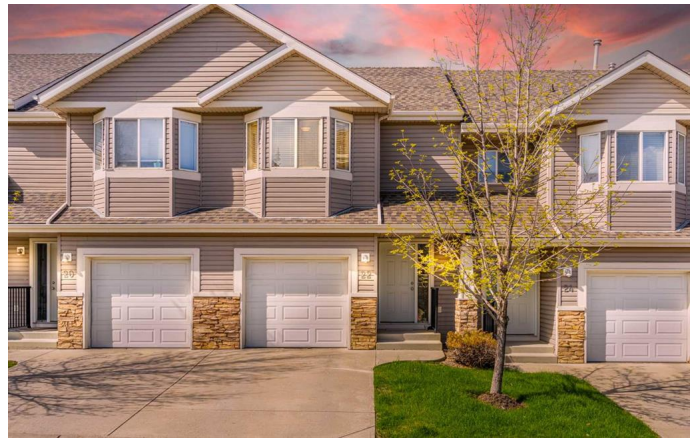
\$464,500

2 Bedroom, 3.00 Bathroom, 1,151 sqft

Residential on 0.04 Acres

Royal Oak, Calgary, Alberta

Move-in ready 2 bedroom townhouse with attached garage in a prime NW location! This is perfectly situated within walking distance to the Shane YMCA, Calgary's premier recreational facility in the Northwest. If you enjoy easy access to public transportation, you'll love being just a quick stroll away from the bus route that connects you to the C-Train station, making your daily commute a breeze. This property offers a fantastic location with a short drive to the Royal Oak shopping area, where you'll find lots of shops, restaurants, grocery stores, and various other amenities to cater to all your needs. The main floor has a cozy and functional layout with a half bath, kitchen, living & dining area that meets all your needs. You'll find a semi-private outdoor area accessible from the kitchen & living area, perfect for relaxation and entertaining. Upstairs, you'll find two generously sized bedrooms, each with its own walk-in closet, ensuring ample storage space. A shared ensuite bathroom provides convenience and privacy. The finished basement offers an additional living space that includes a laundry area, a full bathroom, and a recreation room with cozy upgraded carpet. This flexible space can be adapted to suit your preferences, whether you need a home office, home theatre, a playroom, or a space for guests. This home is perfect for first-time homebuyers, those looking to downsize, or investors seeking a valuable property in a sought-after



location. Please see the video and 3D tour.

Built in 2003

Essential Information

MLS® #	A2136955
Price	\$464,500
Sold Price	\$464,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,151
Acres	0.04
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	22 Royal Oak Gardens Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5S5

Amenities

Amenities	None
Parking Spaces	2
Parking	Garage Faces Front, Single Garage Attached

Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, 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	None
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 12th, 2024
Days on Market	12
Zoning	M-CG d50
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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