

\$499,999 - 23 Royal Oak Plaza Nw, Calgary

MLS® #A2140217

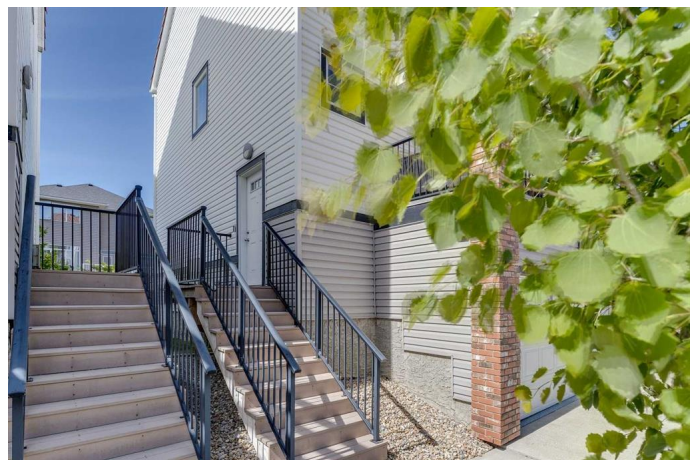
\$499,999

2 Bedroom, 3.00 Bathroom, 1,337 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Nestled in the picturesque Royal Oak community, this meticulously maintained 4-level townhouse offers OVER 1,330 sq ft of modern living space. It features two spacious bedrooms, each with private ensuite bathrooms, and extensive updates, making it move-in ready for those seeking style and convenience. The home begins with an attractive front elevation and an oversized single garage with an epoxied floor, providing secure parking and extra storage. Inside, the large living room boasts 13' ceilings, NEW luxury vinyl plank flooring and a cozy gas fireplace with upgraded tile and fan, enhancing warmth distribution. This leads to a sunny deck, ideal for relaxation, enhanced with NEW custom blinds on the patio doors for added privacy. The kitchen is the heart of the home with newer appliances, an island, and a bright dining area, all sitting atop NEW luxury vinyl flooring. NEW lighting fixtures brighten the space, while nearby, a laundry room with a NEW stackable washer and dryer and additional storage increases efficiency. A stylish two-piece bathroom serves this floor. The top level is reserved for the bedrooms, both featuring walk-in closets and private ensuites with NEW ceramic tiles and lighting fixtures. NEW Hunter Douglas blinds ensure a balance of natural light and privacy. The lower level is unfinished, offering the potential for customization into a home gym, office, or extra living space. Additional upgrades include NEW paint, NEW carpet and upgraded underlay,



installed power blinds in the living room, and a water softener, underscoring a commitment to quality and comfort. Located within walking distance to shops, parks, and services, Royal Oak provides a community-oriented lifestyle perfect for various homebuyers. This is a must-see!

Built in 2007

Essential Information

MLS® #	A2140217
Price	\$499,999
Sold Price	\$495,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,337
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	23 Royal Oak Plaza Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0B3

Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Oversized, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 12th, 2024
Days on Market	28
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

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.