

\$619,000 - 72 Royal Manor Nw, Calgary

MLS® #A2142183

\$619,000

1 Bedroom, 3.00 Bathroom, 1,241 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Discover this exceptional walk-out bungalow with over 2300 sq. ft. of living space, a rare find in Calgary's real estate market. Immaculately maintained and move-in ready, this unit boasts a double car garage and backs onto serene green space, offering both privacy and picturesque views. Close to shopping, parks, schools, but nestled into a quiet complex full of residents that show true pride of ownership.

Upon entering, you'll be welcomed by a bright and airy atmosphere, highlighted by high ceilings and abundant natural light. The pristine kitchen features an eat-up bar with granite countertops and stainless steel appliances, seamlessly extending to a sunny south-facing pergola-covered deck, perfect for enjoying nature and the absence of rear neighbours. The living room is cozy, warmed by a gas fireplace and hardwood floors throughout. The 2 pc bathroom and laundry are nicely tucked away from the kitchen and living room.

The primary suite is a true retreat, complete with a spacious 5 pc en-suite bathroom with a double sink vanity, shower, tub, and a walk-through closet. Descend a curved staircase to the expansive lower level, ideal for entertaining, or relaxing with a movie. This level also includes an additional bathroom, ample storage space, and a covered patio for rainy days. Keeping your cars clean, secure,



and out of the elements is essential, your home is complete with an insulated double attached garage with a driveway and plenty of visitor parking nearby. This beautiful bungalow unit includes a brand-new high-efficiency furnace (installed in 2021) and a new fridge in 2022. The meticulous care and maintenance of the building and grounds are evident throughout. This is an extremely well managed condo complex.

Conveniently located, it's just a short stroll to the public transit LRT station, providing easy access to anywhere in the city. All the amenities you could possibly need are nearby including the one of the newest YMCA's in the country. A quick drive to the mountains is a breeze as you are in the highly desirable west end of the city, little over an hours drive to Banff national Park. Don't miss this unique opportunity"book your showing today to come see your future home before it sells.

Built in 2004

Essential Information

MLS® #	A2142183
Price	\$619,000
Sold Price	\$630,000
Bedrooms	1
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	72 Royal Manor Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5J8

Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Private, Wooded
Roof	Wood
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	June 29th, 2024
Days on Market	9
Zoning	M-CG d30

HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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