

\$470,000 - 8 Royal Oak Gardens Nw, Calgary

MLS® #A2142259

\$470,000

4 Bedroom, 3.00 Bathroom, 1,081 sqft

Residential on 0.03 Acres

Royal Oak, Calgary, Alberta

Welcome home to this stunning townhouse, perfectly situated in the highly desirable NW community of Royal Oak. This residence is an ideal choice for first-time home buyers, growing families, or savvy investors. Offering over 1000 sq.ft. of living space, including 4 bedrooms and 2.5 bathrooms, this home is designed to exceed your expectations. As you step inside, you're greeted by a bright and open living area that seamlessly flows into the dining space and kitchen. The layout is perfect for entertaining and everyday living.

The well-appointed kitchen features modern appliances, ample cabinetry. A conveniently located powder room completes the main level, adding to the home's functionality. In the second floor you will find the expansive master bedroom boasts a generous walk-in closet and a luxurious 4-piece ensuite, providing a private retreat for relaxation. Two well-sized bedrooms across the hallway offer comfort and versatility, ideal for family members or guests. The lower level features a fourth bedroom with a private 3-piece ensuite, perfect for guests or as an additional family member's private space. The side-by-side laundry area on this level adds convenience and practicality to your daily routine. Situated near the Shane Homes YMCA, local schools, and with easy access to public transit, this townhouse offers both convenience and lifestyle. The vibrant community of Royal Oak provides numerous amenities, parks, and recreational opportunities, making it an exceptional place



to call home. Don't miss out on this incredible opportunity to own a piece of Royal Oak. Schedule your viewing today and experience the best of Royal Oak living!

Built in 2004

Essential Information

MLS® #	A2142259
Price	\$470,000
Sold Price	\$469,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,081
Acres	0.03
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	8 Royal Oak Gardens Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5S5

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Driveway, Single Garage Attached

Interior

Interior Features	Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Metal, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	July 2nd, 2024
Days on Market	12
Zoning	M-CG d50
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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