

\$449,900 - 76 Royal Oak Gardens Nw, Calgary

MLS® #A2148961

\$449,900

3 Bedroom, 2.00 Bathroom, 1,208 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

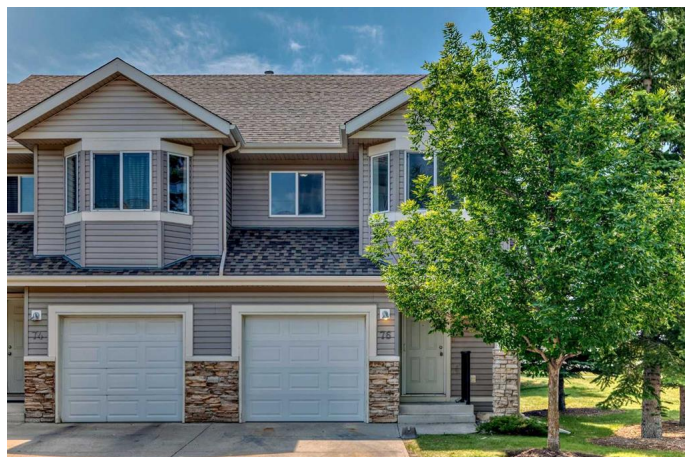
****Beautiful Turn-Key Townhouse in Royal Oak****

Welcome to this stunning 3-bedroom, 1.5-bath townhouse in the highly sought-after community of Royal Oak. This beautifully renovated home is truly turn-key, featuring new flooring, new lighting, fresh paint, and new trim throughout. Whether you are looking for a gorgeous home for yourself or a promising investment opportunity, this property is ready to meet your needs.

****Key Features:****

- ****3 Bedrooms, 1.5 Baths:**** Spacious and comfortable living spaces for your family or tenants.
- ****Renovated Throughout:**** Enjoy the fresh feel of new flooring, lighting, paint, and trim.
- ****Open Concept Corner Unit:**** Benefit from the abundance of natural light that fills this open and inviting space.
- ****Prime Location:**** Close proximity to the LRT, Recreation Centre, shopping, and restaurants.
- ****Convenient Access:**** Easy access to the mountains and the university.
- ****Community Amenities:**** Royal Oak offers parks, pathways, and a vibrant community atmosphere.

Don't miss out on this great value! This townhouse is a fantastic opportunity to own a home in one of the most desirable



communities, offering both convenience and quality of life. Contact us today to schedule a viewing and make this beautiful townhouse your new home or investment property!

Built in 2003

Essential Information

MLS® #	A2148961
Price	\$449,900
Sold Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,208
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	76 Royal Oak Gardens Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5S5

Amenities

Amenities	None
Parking Spaces	2
Parking	Carport, Concrete Driveway, Front Drive, Insulated

Interior

Interior Features	Open Floorplan
Appliances	Dryer, Electric Stove, Refrigerator, Washer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	August 3rd, 2024
Days on Market	23
Zoning	M-CG d50
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
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