

\$469,900 - 35 Royal Oak Gardens Nw, Calgary

MLS® #A2166406

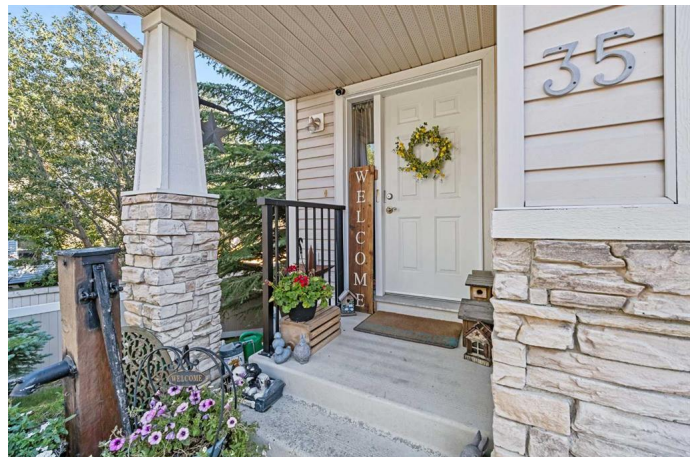
\$469,900

2 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.05 Acres

Royal Oak, Calgary, Alberta

Welcome to Royal Cascade in Royal Oak, a perfect place to enjoy all that the northwest has to offer, including a fabulous new YMCA, just minutes from your front door. This spotless, quiet walk out end unit shows amazing pride of ownership and gives a private yard like feel. It is loaded with upgrades throughout and is complete with a south facing backyard offering amazing light. The back deck provides relaxing views of a private pond and lush green space and is sheathed in high quality Duradek, guaranteeing longevity for years to come. . Beautiful maple hardwood floors run throughout the home, making for easy maintenance and cleaning. The kitchen features an upgraded breakfast bar, granite countertops and glass tile backsplash. The bathrooms feature slate stone tiles, glass shower enclosure, new hardware and fixtures. The windows feature custom wooden shutters that are supremely versatile, providing as much light as you would like to allow, or can be opened laterally. In the living room, there's a cozy corner gas fireplace with a brand new mantle and shiplap that is a great focal point for the main level on cold winter nights. The master retreat has an updated en-suite bathroom and a decent sized walk-in closet with built in shelving. Completing this level, the second bedroom boasts a walk in closet with built in shelving, full bathroom, and sunny bonus room provide plenty of space for an office or guests. Downstairs is a fully finished walk out level that awaits your imagination.



Completing this package, there is a newer water heater, quality stainless steel appliances and upgraded plumbing fixtures in all bathrooms. The Royal Cascade is just minutes away from the Royal Oak shopping centre, Stoney Trail, and the Tuscany LRT Station. This beautiful spotless unit will not last!

Built in 2003

Essential Information

MLS® #	A2166406
Price	\$469,900
Sold Price	\$492,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.05
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	35 Royal Oak Gardens Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5S5

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2024
Date Sold	September 25th, 2024
Days on Market	8
Zoning	M-CG d50
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Mission Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.