$498,888 - 132 Royal Manor Nw, Calgary

MLS® #A2172268

$498,888

2 Bedroom, 3.00 Bathroom, 1,403 sqft
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Discover your dream home in Royal Oak Estates, one of Calgary's most desirable neighborhoods. This beautifully maintained 2-storey townhouse boasts a bright, open-concept layout that's perfect for both relaxation and entertaining.

As you step inside the MAIN LEVEL, a welcoming entrance sets the tone for the rest of this charming home, offering the perfect space for greeting guests. The spacious foyer leads to a practical mudroom, ideally located behind the attached single garage, providing ample storage for everyday essentials. Stylish tile and hardwood flooring throughout enhance the home's aesthetic appeal while making cleaning a breeze. The well-designed kitchen is equipped with newer stainless-steel appliances, generous counter space, and plenty of cabinetry for all your cooking needs. The functional layout also features a convenient breakfast bar, perfect for casual dining or entertaining guests. The spacious living room, complete with a cozy gas fireplace, sets the stage for memorable family gatherings.

On the UPPER LEVEL, the primary bedroom offers a generous retreat, complete with a walk-in closet and a luxurious 4-piece ensuite. Additionally, there's a second bedroom and another 4-piece bathroom, ensuring ample space for family or guests. A versatile BONUS ROOM can serve as an entertainment area or a playful space for children, making this home adaptable to your lifestyle. The fully

FINISHED WALKOUT BASEMENT adds even more versatility, offering storage rooms and a laundry area. The open space is ideal for entertaining or recreational activities. With a separate entrance and rough-ins for a future bathroom, this space holds great potential for customization.

This townhouse not only provides comfort but also offers convenient access to local amenities. The Tuscany LRT station is within walking distance, and a short drive will take you to the Royal Oak and Beacon Hill commercial areas. Families will appreciate the nearby schools and parks, while major routes like Stoney Trail and Crowchild Trail ensure easy commutes throughout the city. Donâ€™t miss your chance to make this exceptional townhouse your new home! Schedule a viewing today and envision the lifestyle that awaits.

Built in 2004

Essential Information

MLS® #	A2172268
Price	$498,888
Sold Price	$517,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,403
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	132 Royal Manor Nw

Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5T6

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Single Garage Attached

Interior

Interior Features	High Ceilings, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Views, Low Maintenance Landscape, Treed
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2024
Date Sold	November 15th, 2024
Days on Market	35
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty