# \$499,900 - 44 Royal Oak Lane Nw, Calgary

MLS® #A2230184

## \$499,900

2 Bedroom, 3.00 Bathroom, 1,427 sqft Residential on 0.03 Acres

Royal Oak, Calgary, Alberta

Location, Location! This is undoubtedly one of the best locations in the entire complexâ€"backing onto a beautifully treed courtyard with a BBQ pit and gazebo and facing a huge green space with scenic mountain views. Step into this stunning 4-level split townhouse and experience an open-concept design that offers an abundance of natural light and a bright, airy ambiance. Imported hardwood floors flow throughout the main living areas, enhancing the sophisticated feel of the home. The living room features soaring 12-ft ceilings, a cozy gas fireplace, and French doors that lead to your private, fenced East-facing yardâ€"perfect for morning coffee or relaxing in the sun. Adjacent to the kitchen, the spacious dining area opens to a West-facing balcony with a stylish pergola and gas BBQ hookup, ideal for evening entertaining. The kitchen is equipped with stainless steel appliances, a built-in wall oven, and a sleek countertop stoveâ€"a dream for any home chef. Upstairs, you'II find two generously sized primary bedrooms, each with its own walk-in closet and private ensuite, offering comfort and privacy for all. Additional highlights include Single attached garage, insulated and finished. Heated main floor entrance. Ample storage in the partially finished basement. Recent upgrades: new refrigerator, microwave hood fan, and light fixtures (2025). This is a well-run complex, ideally situated within walking distance of both Royal Oak School and William D. Pratt School,







with Royal Oak Plaza, playgrounds, and transit just steps away. You're also minutes from Shane Homes YMCA and will soon enjoy the brand-new Rocky Ridge Athletic Park, opening Fall 2026. With easy access to Stoney and Crowchild Trail, this location makes commuting a breezeâ€"whether you're heading downtown or west to the mountains. This is a fantastic opportunity to own in one of NW Calgary's most desirable communities.

Built in 2006

#### **Essential Information**

MLS® # A2230184 Price \$499,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,427 Acres 0.03 Year Built 2006

Type Residential

Sub-Type Row/Townhouse

Style 4 Level Split

Status Active

# **Community Information**

Address 44 Royal Oak Lane Nw

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Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta
Postal Code T3G 6B4

# **Amenities**

Amenities None

Parking Spaces

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Built-in Features, High Ceilings, Laminate Counters, No Animal Home,

No Smoking Home

Appliances Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Microwave

Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement See Remarks, Unfinished

#### **Exterior**

Exterior Features Balcony, Playground

Lot Description Backs on to Park/Green Space, Low Maintenance Landscape,

Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 11th, 2025

Days on Market 54

Zoning M-CG d35

# **Listing Details**

Listing Office TrustPro Realty

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