

# \$1,049,900 - 612 Royal Court Nw, Calgary

MLS® #A2246059

**\$1,049,900**

3 Bedroom, 4.00 Bathroom, 2,467 sqft

Residential on 0.16 Acres

Royal Oak, Calgary, Alberta

Welcome to this beautifully maintained and extensively enhanced home in the sought-after community of Royal Oak Estates. Perfectly positioned on a quiet street, this property backs partially onto a peaceful greenspace with mature landscaping, and has a huge pie shaped yard which is an ideal setting for both relaxation and family life. You will be blown away by how immaculate this home is! Inside, the open and contemporary floor plan is filled with natural light and showcases updated flooring throughout, freshly painted walls, newer carpets, and luxury vinyl plank on the main level. The kitchen is equipped with updated KitchenAid appliances, granite countertops, full-height cabinetry, and a large island. Completing the main floor is the spacious living room with a cozy gas fireplace, a formal dining room or flex area, a den perfect for those needing an in-home office space, and a bright breakfast nook creating a welcoming space for entertaining and everyday living. The main floor also features a convenient laundry room complete with quartz counters, a sink, and additional storage. Upstairs offers an expansive bonus room and three generously sized bedrooms all with custom closet organizers, and a 5 piece secondary bathroom for the kids to share. The primary suite is beautiful with a five-piece ensuite including a soaker tub, 2 sinks & separate shower. The lower level extends the living space with a large family room, den (easy to make this into your future 4th



bedroom if you desire) and another full 5 piece bathroom. Step outside to enjoy the impressive outdoor spaces. The backyard features a massive composite deck that leads to a brand-new fully enclosed sunroom, perfect for enjoying the outdoors in any season. The yard is equipped with underground irrigation controlled by WiFi, and the pie-shaped lot is enhanced by a beautiful landscaping, custom shed, playground for the kids, and a canopy of mature trees, creating a private and peaceful retreat. Additional upgrades include a new hot water tank (2023), 200-amp electrical service, central air conditioning, in-ceiling speakers & water softener. Then there's the oversized double attached garage - a true showpiece, fully heated, insulated, drywalled, and finished with knock-down stipple ceilings, an exhaust fan, high-end epoxy flooring, and custom cabinetry with a workbench. Royal Oak Estates is a vibrant and welcoming neighbourhood known for its excellent schools, parks, and scenic pathways that connect throughout the community and beyond. Residents enjoy easy access to shopping, recreation facilities, and a quick commute downtown, or a short walk to the nearby Tuscany C-Train station. With its elegant finishes, functional design, and an unbeatable location surrounded by natural beauty and amenities, this home offers an extraordinary opportunity to own a truly special home in one of Calgary's most desirable communities. Welcome Home!

Built in 2006

**Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | A2246059    |
| Price     | \$1,049,900 |
| Bedrooms  | 3           |
| Bathrooms | 4.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,467       |
| Acres          | 0.16        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 612 Royal Court Nw |
| Subdivision | Royal Oak          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3G 4X5            |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Other                                            |
| Parking Spaces | 4                                                |
| Parking        | Double Garage Attached, Heated Garage, Insulated |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage                                |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                 |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                                    |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Playground, Private Yard, Storage, Covered Courtyard                 |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot |
| Roof              | Cedar Shake                                                          |
| Construction      | Stone, Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 26               |
| Zoning         | R-CG             |
| HOA Fees       | 225              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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