

# \$524,800 - 36 Royal Oak Lane Nw, Calgary

MLS® #A2230860

**\$524,800**

3 Bedroom, 2.00 Bathroom, 1,403 sqft

Residential on 0.03 Acres

Royal Oak, Calgary, Alberta

This pristine executive-style townhome is perfect for the discerning buyer—just move in! END UNIT | 2-CAR ATTACHED GARAGE | AMPLE PARKING | STUNNING VIEWS! | FULLY FINISHED. Featuring a wonderful design and layout, this is the best model and location in the complex. The extra-large great room boasts soaring two-story ceilings, patio doors leading to a fenced yard, and a cozy gas fireplace. The open-concept kitchen and nook area come equipped with upgraded appliances, stylish tile floors, and fixtures, all while offering views of the park and playground. It's™ ideal for entertaining, with shaker-style wood cabinets, a spacious pantry, and easy access to the deck—perfect for BBQs! Additional highlights include main floor laundry, an oversized master bedroom, gleaming hardwood floors, and a finished lower-level family room with built-in wall units. Custom storage organizers are in all closets, and the mature landscaping with numerous trees enhances the beauty of this amazing complex. Conveniently located near transit, shopping, schools, parks, and Stoney Trail!



Built in 2006

## Essential Information

MLS® # A2230860

Price \$524,800

Bedrooms 3

|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,403         |
| Acres          | 0.03          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 36 Royal Oak Lane Nw |
| Subdivision | Royal Oak            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3G 6B4              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                                                                     |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Gas                                                                                                                |
| Has Basement      | Yes                                                                                                                |
| Basement          | Finished, Full                                                                                                     |

### **Exterior**

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Lot Description | Back Yard, Corner Lot, Landscaped, Rectangular Lot |
| Roof            | Clay Tile                                          |
| Construction    | Brick, Vinyl Siding, Wood Frame                    |
| Foundation      | Poured Concrete                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | M-CG d35        |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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