

\$749,900 - 145 Royal Oak Heights Nw, Calgary

MLS® #A2232135

\$749,900

4 Bedroom, 3.00 Bathroom, 1,864 sqft

Residential on 0.17 Acres

Royal Oak, Calgary, Alberta

IMMACULATE 2-storey custom home in the Cascades with tremendous street appeal! Fantastic location close to all amenities; playground 1-minute walk, YMCA 7-minute walk. Main floor features a flex room perfect for a formal dining area or nook. The spacious great room includes built-ins and a gas fireplace. Enjoy rich hardwood flooring throughout the main level. The large kitchen offers an abundance of maple cabinets, corner pantry, and ample counter space, including a large central island with eating bar. The bright dining nook features soaring 11 ft ceilings. Also on the main floor: a half bath, a large mudroom, and access to the oversized double attached garage. Upstairs features a stunning open-to-below bonus room, a huge primary suite with walk-in closet, and a luxurious 5-piece ensuite with oversized glass shower, dual sinks, and a large soaker tub. The professionally landscaped pie-shaped lot includes mature trees, full fencing, a built-in sprinkler system, and a large west-facing deck—perfect for entertaining. Central air conditioning included. The basement is fully developed with permits and offers a 4th bedroom, theatre room, and workshop. Pride of ownership is evident throughout this turn-key home!

Built in 2004

Essential Information



MLS® #	A2232135
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,864
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	145 Royal Oak Heights Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5V3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound, Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level, Many Trees, Underground Sprinklers, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	225
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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