

\$1,139,000 - 40 Royal Highland Court Nw, Calgary

MLS® #A2246031

\$1,139,000

5 Bedroom, 4.00 Bathroom, 2,671 sqft

Residential on 0.14 Acres

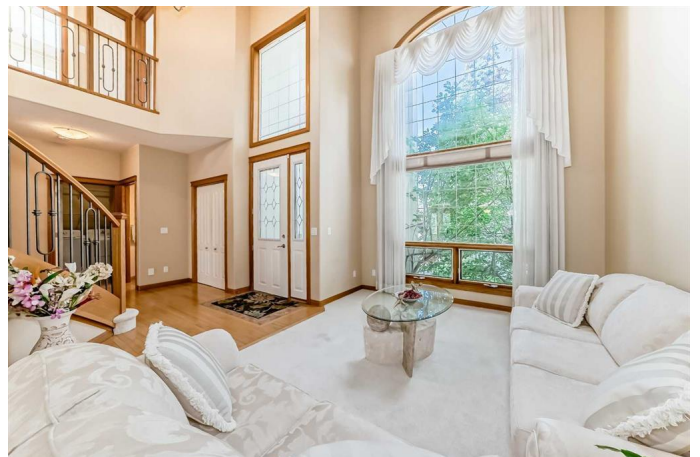
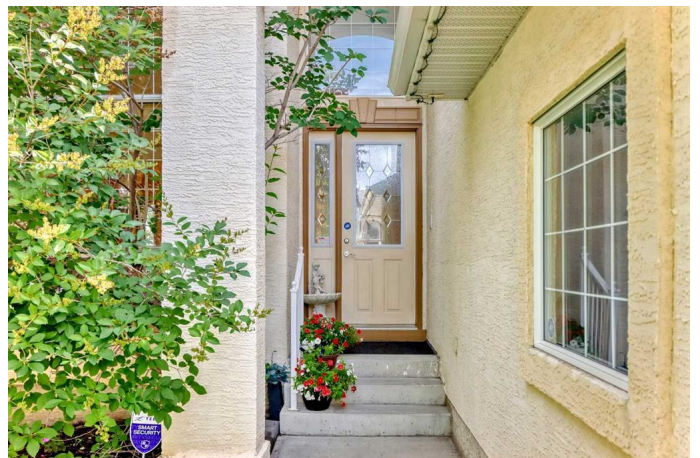
Royal Oak, Calgary, Alberta

Welcome to 40 Royal Highland Court NW â€” a beautifully maintained home nestled in one of Calgaryâ€™s most desirable communities. This property offers a rare combination of lake views, mountain views, and unbeatable convenience. Located just steps from schools, a fitness center, a charming local hobby farm, and multiple parks, with quick access to shopping, restaurants, and major roadways, this is an ideal location for families and professionals alike. Inside, the home features a bright and spacious layout with excellent functionality throughout. New carpet on main and upper level. New Asphalt shingles were installed in July 2024. The main floor boasts a stunning vaulted ceiling in the living room, enhancing the sense of openness and natural light. The home is equipped with a full suite of modern appliances, offering both comfort and convenience for everyday living. Whether you're hosting or relaxing, this home delivers the perfect blend of space, style, and practicality for a high-quality lifestyle.

Built in 2003

Essential Information

MLS® #	A2246031
Price	\$1,139,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,671
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Royal Highland Court Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4Y2

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Bookcases, Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Humidifier
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Family Room
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard, Garden
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Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Private, Rectangular Lot, Conservation, Creek/River/Stream/Pond, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Grand Realty
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