

\$679,900 - 168 Royal Oak Terrace Nw, Calgary

MLS® #A2262301

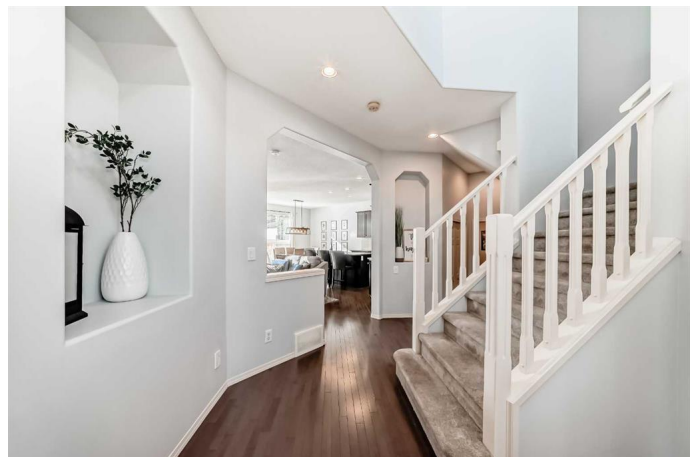
\$679,900

3 Bedroom, 3.00 Bathroom, 1,823 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

Featuring a west facing backyard perfect for soaking up the evening sun, this home offers the ideal blend of comfort, updates, and location. Enjoy outdoor living on the low-maintenance composite deck, perfect for BBQs and entertaining. Recent upgrades provide peace of mind, including a new roof (2014/2015), hot water tank (2019), and furnace & air conditioning (2022) all of the big-ticket items taken care of! Inside, you'll find a bright and functional layout with plenty of space for family living. There was a fire in 2020 in the neighbouring houses. Because of this, there were New Floors, New Paint, and New Insulation installed throughout the house in 2021 when it was remediated by the Insurance Company. A Pre-sale House Inspection was completed to verify NO issues with house post fire. The double attached garage and ample street parking ensure there's room for everyone. This home is in an unbeatable location as it's just a 5-minute drive to the Tuscany C-Train Station, and only minutes to Stoney Trail and Crowchild Trail for easy commuting. Families will love being within walking distance to both the elementary and middle schools, and just a 4-minute drive (or 15-minute walk) to the Rocky Ridge YMCA, offering fitness, recreation, and community programs for all ages. This Royal Oak gem combines lifestyle, location, and thoughtful updates so don't miss your chance to make it yours. Call your Favourite REALTOR® today to book your



private viewing!

Built in 2006

Essential Information

MLS® #	A2262301
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,823
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	168 Royal Oak Terrace Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A6

Amenities

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

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	24
Zoning	R-CG
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Masters
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