

\$489,900 - 37 Royal Oak Plaza Nw, Calgary

MLS® #A2245861

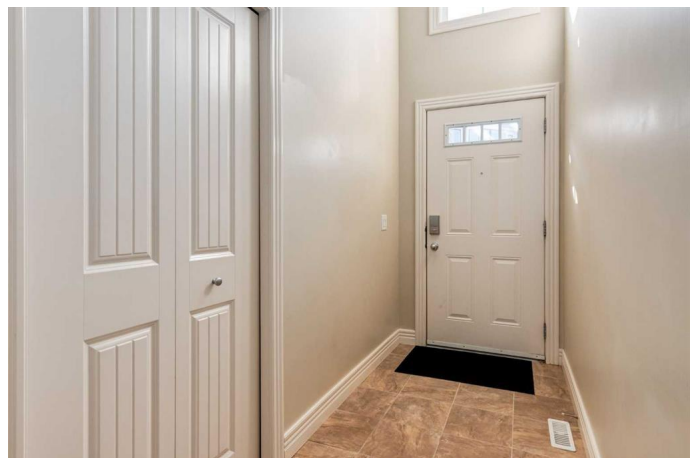
\$489,900

2 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.04 Acres

Royal Oak, Calgary, Alberta

Welcome to this well-maintained, smoke-free and pet-free townhome offering over 1,340 sq.ft. of stylish and functional living space. Located in a convenient and sought-after area, this home shows true pride of ownership throughout. The main level features heated tile flooring in the front entry and garage entry, paired with rich hardwood floors for a warm and inviting feel. The spacious living room impresses with soaring ceilings, a ceiling fan, and a gas fireplace with tile surround and mantle, creating a cozy atmosphere. A garden door leads to one of two private decks, perfect for outdoor relaxation. The kitchen is both functional and welcoming, complete with maple cabinetry, subway tile backsplash, pot drawers, a breakfast bar, and a large dining nook that easily accommodates a full-sized table – ideal for family meals or entertaining. A convenient 2-piece bathroom and main-floor laundry complete this level. The second private deck is just off the kitchen for added outdoor enjoyment. Upstairs, you'll find two oversized master bedrooms, each with its own 4-piece ensuite bathroom and walk-in closet, offering plenty of space and privacy – a perfect setup for roommates, guests, or a home office arrangement. The partially finished basement includes heated tile at the garage entry and offers additional storage or potential for further development. The home includes a rare three parking spaces – an oversized single attached garage and two more outside. Situated close to schools, bus



stops, and shopping centres, this townhome is the perfect blend of comfort, location, and value. With a new dishwasher and many thoughtful upgrades, this is an opportunity you won't want to miss!

Built in 2007

Essential Information

MLS® #	A2245861
Price	\$489,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,343
Acres	0.04
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	37 Royal Oak Plaza Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0B3

Amenities

Amenities	Snow Removal, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Sewer Connected
Parking Spaces	3
Parking	Garage Door Opener, Single Garage Attached, Concrete Driveway, Front Drive, Garage Faces Front, Insulated, Oversized
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Partially Finished, Partial

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Concrete
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	25
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.