

# \$448,000 - 124 Royal Oak Gardens Nw, Calgary

MLS® #A2203289

**\$448,000**

2 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.04 Acres

Royal Oak, Calgary, Alberta

Welcome to Sweet Home, a bright and spacious 2-bedroom townhouse in a sought-after family-friendly neighbourhood of Royal Oak. Offering 1,159 sq. ft. above grade plus a 111.9 sq. ft. partially finished basement, this home is perfect for first-time buyers, young families, or investors looking for a fantastic opportunity in a high-demand area.

The open-concept main floor is designed for comfort and functionality, featuring large windows that flood the space with natural light. The modern kitchen offers ample cabinetry and a practical layout, seamlessly flowing into the cozy living and dining area, making it an ideal space for entertaining. Upstairs, you'll find two well-sized bedrooms connected by a Jack & Jill bathroom, providing convenience and privacy. The partially finished basement offers great potential for a home office, gym, or additional living space.

Step outside to your private patio, perfect for summer BBQs and outdoor relaxation. This home also includes an attached single garage and driveway parking for convenience.

This home is located in a prime location, within walking distance to Shane Homes YMCA, one of Calgary's premier recreation facilities. It's also close to schools, parks, and playgrounds, making it ideal for families. Enjoy easy access to Royal Oak Shopping Centre, Crowfoot Crossing, and Beacon Hill, offering a



variety of shopping and dining options. With quick access to Stoney Trail and Crowchild Trail, commuting to downtown and other areas of the city is effortless.

Built in 2004

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2203289      |
| Price          | \$448,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,160         |
| Acres          | 0.04          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 124 Royal Oak Gardens Nw |
| Subdivision | Royal Oak                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 5S5                  |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Parking                          |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

**Interior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s) |
|-------------------|---------------------------------------------------------------------------------------|

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Range, Microwave, Oven, Range Hood, Refrigerator, Washer |
| Heating      | Forced Air                                                                           |
| Cooling      | None                                                                                 |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Partially Finished                                                             |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Lawn, Level              |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 56               |
| Zoning         | M-CG             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.