

# \$640,000 - 325 Royal Oak Mews Nw, Calgary

MLS® #A2203467

**\$640,000**

3 Bedroom, 3.00 Bathroom, 1,577 sqft

Residential on 0.15 Acres

Royal Oak, Calgary, Alberta

Open House From Thursday to Sunday March 20 to 23, 12:00Pm To 4:00Pm. Three Wishes: Quality, Convenience, Comfort. The living room features a sunken seating area centered around a massive fireplace. The main bedroom, thoughtfully placed for privacy, includes a separate dressing area with a walk-in closet and vanity. The bathrooms are both sleek and stylish. Your dream kitchen awaits, perfect for any culinary creation. The fully developed basement is professionally finished. Enjoy the largest pie-shaped backyard in Royal Oak, complete with an automatic irrigation system. Relax on your own screened deck during cool summer evenings. Don't wait—seize the opportunity before it's gone!

Built in 2000

## Essential Information

MLS® #	A2203467
Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,577
Acres	0.15
Year Built	2000
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	325 Royal Oak Mews Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5C8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Playground
Lot Description	Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 18th, 2025
Days on Market	58

Zoning	R-CG
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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