

# \$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

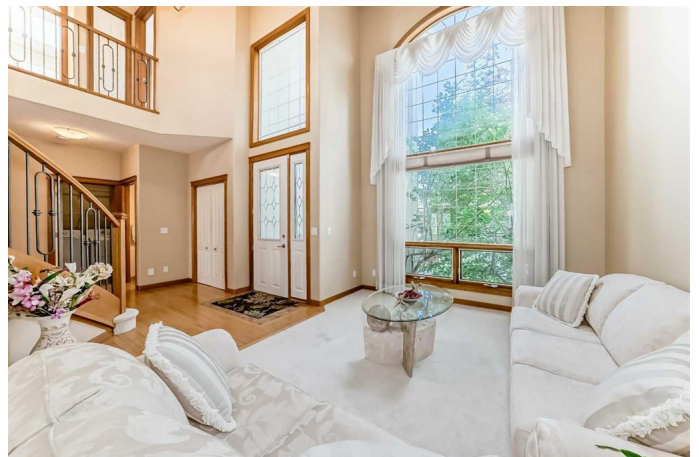
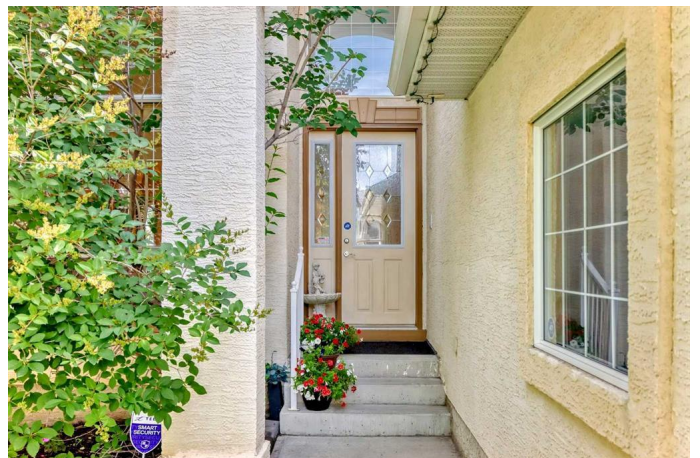
Royal Oak, Calgary, Alberta

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

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Entrance, Private Yard |
|-------------------|---------------------------------------------------------------|

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 42               |
| Zoning         | R-CG             |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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