

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

MLS® #A2245861

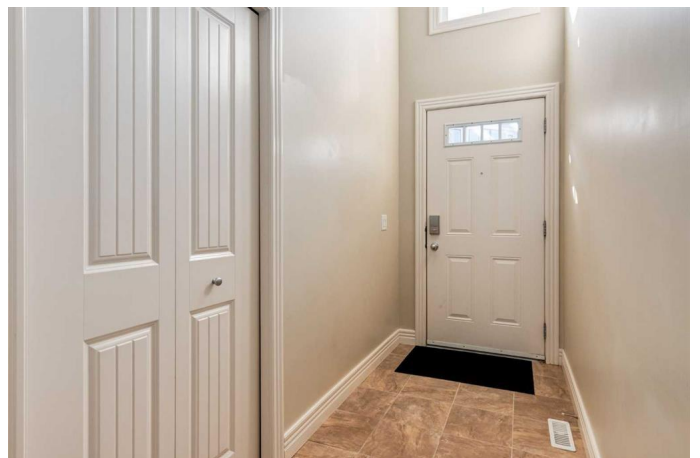
\$489,900

2 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.04 Acres

Royal Oak, Calgary, Alberta

Open House Noon-2PM, Sunday August 10, 2025. 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, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces

Front, Insulated, Oversized, Single Garage Attached

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 Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Insert, Living Room, Mantle, Tile

Has Basement Yes

Basement Partial, Partially Finished

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 8

Zoning DC (pre 1P2007)

Listing Details

Listing Office CIR Realty

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