

# \$479,900 - 44 Royal Oak Lane Nw, Calgary

MLS® #A2264571

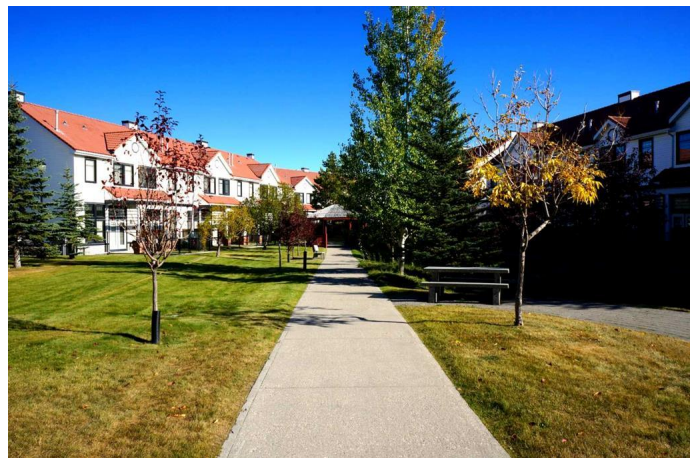
**\$479,900**

2 Bedroom, 3.00 Bathroom, 1,427 sqft

Residential on 0.03 Acres

Royal Oak, Calgary, Alberta

Open House 1:00-4:00pm Saturday Oct 18th.  
Location, Location, Location! This is undoubtedly one of the best locations in the entire complex—backing onto a beautifully treed courtyard with a BBQ pit and gazebo and front facing a huge green space with scenic mountain views. Step into this stunning 4-level split townhouse and experience an open-concept design that offers an abundance of natural light and a bright, airy ambiance. Imported hardwood floors flow throughout the main living areas, enhancing the sophisticated feel of the home. The living room features soaring 12-ft ceilings, a cozy gas fireplace, and French doors that lead to your private, fenced East-facing yard—perfect for morning coffee or relaxing in the sun. Adjacent to the kitchen, the spacious dining area opens to a West-facing balcony with a stylish pergola and gas BBQ hookup, ideal for evening entertaining. The kitchen is equipped with stainless steel appliances, a built-in wall oven, and a sleek countertop stove—a dream for any home chef. Upstairs, you™ll find two generously sized primary bedrooms, each with its own walk-in closet and private ensuite, offering comfort and privacy for all. Additional highlights include Single attached garage, insulated and finished. Heated main floor entrance. Ample storage in the partially finished basement. Recent upgrades: new refrigerator, microwave hood fan, and light fixtures (2025). This is a well-run complex, ideally situated within walking distance of both



Royal Oak School (K-3) and William D. Pratt School(4-9), Renert School (K-12)Tied for first place: Rundle College and Webber Academy in Calgary ,with Royal Oak Plaza ( Walmart, London Drugs , Sobeys, A-Mart, Shoppers Drug Mart) playgrounds, and transit just steps away. You're also minutes from Shane Homes YMCA and will soon enjoy the brand-new Rocky Ridge Athletic Park, opening Fall 2026. With easy access to Stoney and Crowchild Trail, this location makes commuting a breeze"whether you're heading downtown or west to the mountains. This is a fantastic opportunity to own in one of NW Calgary's most desirable communities.

Built in 2006

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2264571      |
| Price          | \$479,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,427         |
| Acres          | 0.03          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 44 Royal Oak Lane Nw |
| Subdivision | Royal Oak            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |

Postal Code T3G 6B4

### Amenities

Amenities None  
Parking Spaces 1  
Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features Built-in Features, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home  
Appliances Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement See Remarks, Unfinished

### Exterior

Exterior Features Balcony, Playground  
Lot Description Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular Lot  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 15th, 2025  
Days on Market 13  
Zoning M-CG d35

### Listing Details

Listing Office TrustPro Realty

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