

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

MLS® #A2245861

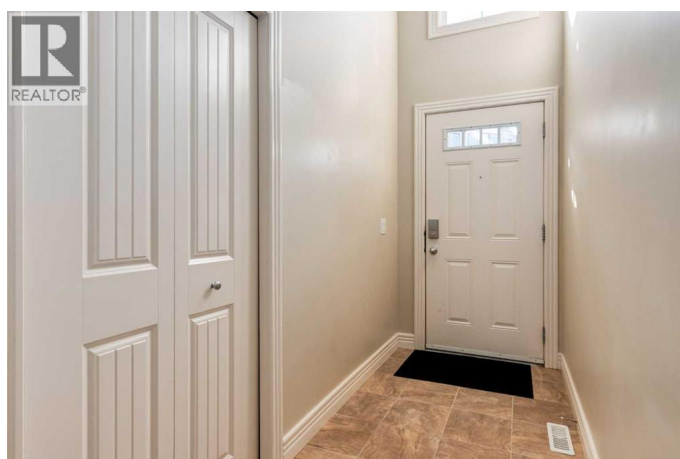
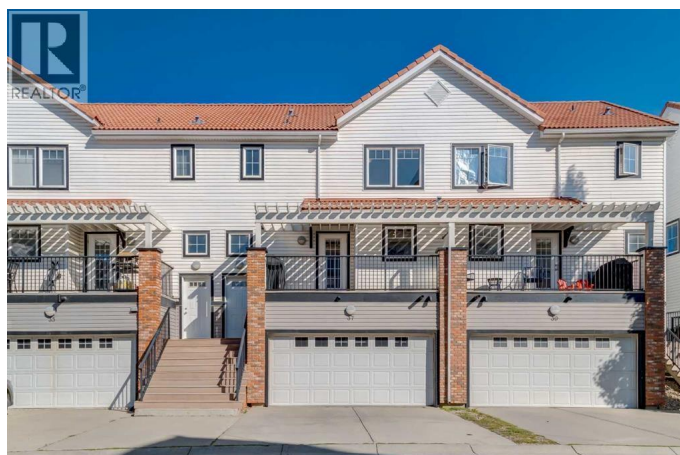
\$489,900

2 Bedroom, 3.00 Bathroom, 1,342 sqft

Single Family on 0.04 Acres

Royal Oak, Calgary, Alberta

Open House 1-3PM, Saturday, October 11, 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! (id:6289)

Built in 2007

Essential Information

Listing #	A2245861
Price	\$489,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,342
Acres	0.04
Year Built	2007
Type	Single Family
Sub-Type	Bare Land Condo
Style	4 Level

Community Information

Address	37 Royal Oak Plaza Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G0B3

Amenities

Amenities	Park, Playground, Schools, Shopping
Utilities	Electricity, Natural Gas, Sewer, Water
Features	PVC window, Closet Organizers, No Animal Home, No Smoking Home, Parking
Parking Spaces	3
Parking	Attached Garage, Concrete, Oversize
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 2:01am PDT