

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

MLS® #A2264571

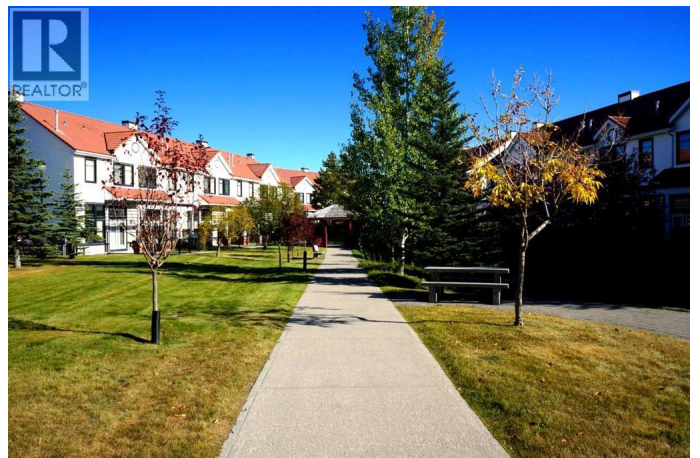
\$479,900

2 Bedroom, 3.00 Bathroom, 1,427 sqft

Single Family 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. (id:6289)

Built in 2006

Essential Information

Listing #	A2264571
Price	\$479,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,427
Acres	0.03
Year Built	2006
Type	Single Family
Sub-Type	Bare Land Condo
Style	4 Level

Community Information

Address	44 Royal Oak Lane Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G6B4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Attached Garage
# of Garages	1

Interior

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

Exterior

Exterior	Brick, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	TrustPro Realty
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Listing information last updated on October 21st, 2025 at 11:46pm PDT