

# \$524,800 - 36 Royal Oak Lane Nw, Calgary

MLS® #A2230860

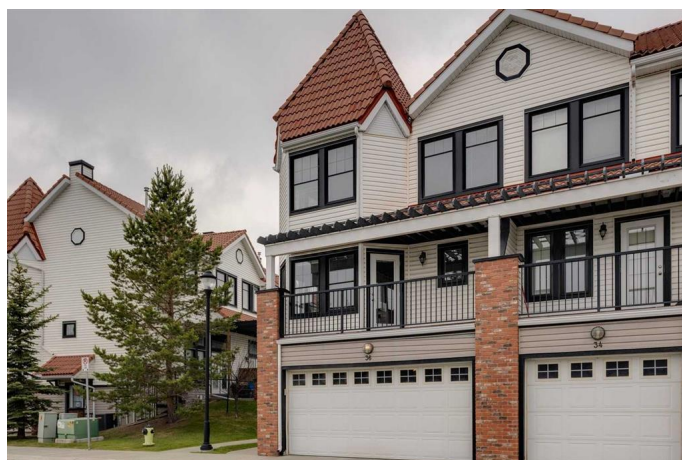
**\$524,800**

3 Bedroom, 2.00 Bathroom, 1,403 sqft

Residential on 0.03 Acres

Royal Oak, Calgary, Alberta

This pristine executive-style townhome is perfect for the discerning buyer—just move in! END UNIT | 2-CAR ATTACHED GARAGE | AMPLE PARKING | STUNNING VIEWS! | FULLY FINISHED. Featuring a wonderful design and layout, this is the best model and location in the complex. The extra-large great room boasts soaring two-story ceilings, patio doors leading to a fenced yard, and a cozy gas fireplace. The open-concept kitchen and nook area come equipped with upgraded appliances, stylish tile floors, and fixtures, all while offering views of the park and playground. It's ideal for entertaining, with shaker-style wood cabinets, a spacious pantry, and easy access to the deck—perfect for BBQs! Additional highlights include main floor laundry, an oversized master bedroom, gleaming hardwood floors, and a finished lower-level family room with built-in wall units. Custom storage organizers are in all closets, and the mature landscaping with numerous trees enhances the beauty of this amazing complex. Conveniently located near transit, shopping, schools, parks, and Stoney Trail!



Built in 2006

## Essential Information

MLS® # A2230860

Price \$524,800

Bedrooms 3

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,403
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	36 Royal Oak Lane Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6B4

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
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Lot Description	Back Yard, Corner Lot, Landscaped, Rectangular Lot
Roof	Clay Tile
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	46
Zoning	M-CG d35

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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