

# \$795,000 - 160 Royal Oak Heights Nw, Calgary

MLS® #A2239625

**\$795,000**

4 Bedroom, 4.00 Bathroom, 2,316 sqft

Residential on 0.16 Acres

Royal Oak, Calgary, Alberta

OPEN HOUSE SUN. AUG 17 1:00 - 3:30 PM

..... Thank you in advance for viewing this Royal Oak feature home. This property is in the heart of Royal Oak and has so many great features with many amenities near by. One is the larger lots with no home near on your East side with right of way. Inclusions are: the modern kitchen with an eat on island and timeless granite counter tops. Nearby is a great eating nook for you to enjoy your morning coffee while reading your emails. You will love the bright open spacious floor plan with tall ceilings and larger transom windows letting in plenty of sunlight. The Main floor Includes a family room, laundry room and half bath, --- need separate Dining Area - go it. Need storage between kitchen and dining room is a breakfast/coffee bar and large Walk in pantry. Go upstairs to see a large sized bonus room for office or play area overlooking front entrance, 3 good sized bedrooms, 2 bathrooms including the master with a soaker tub & shower which includes a walk in closet. The lower level has a huge Games/Family room for the kids to enjoy, along with the 4th bedroom & spacious 4 pc bathroom with another tub/shower. Walk to schools, the YMCA, parks and playgrounds, shopping & amenities. A true gem in Royal Oak. Call to book a viewing today.

Built in 2004

## Essential Information



MLS® #	A2239625
Price	\$795,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,316
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	160 Royal Oak Heights Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5V3

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Disposal, Gas Water Heater, Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn, City Lot, Other
Roof	Asphalt
Construction	Stone, Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 11th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	225
HOA Fees Freq.	ANN

### Listing Details

Listing Office	TREC The Real Estate Company
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