

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

MLS® #A2245861

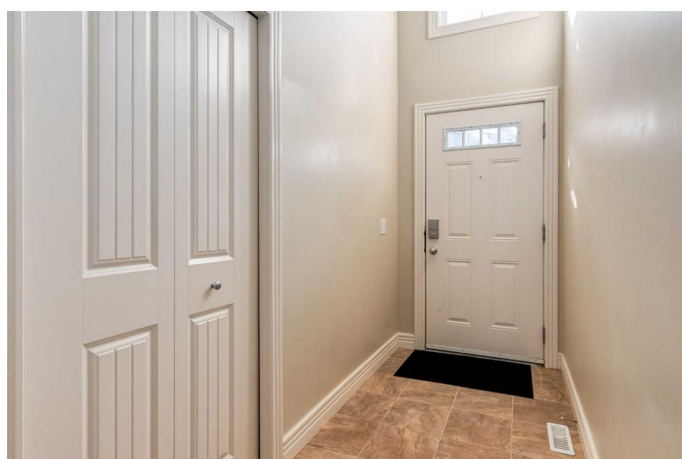
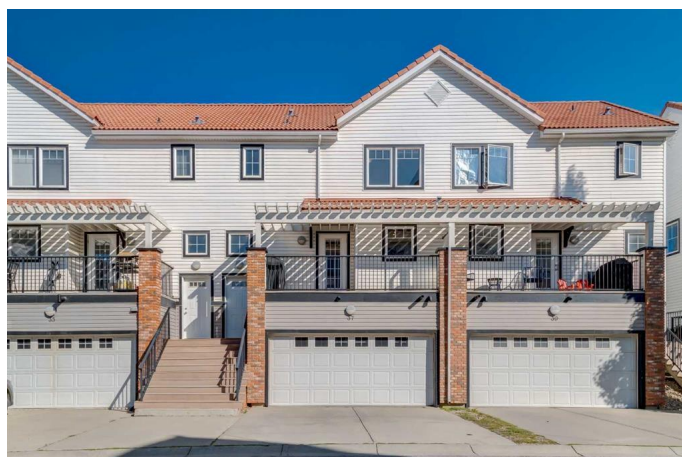
**\$489,900**

2 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.04 Acres

Royal Oak, Calgary, Alberta

Open House Noon-2PM, Saturday August 9, & Sunday August 10, 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!

Built in 2007

**Essential Information**

MLS® #	A2245861
Price	\$489,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,343
Acres	0.04
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

**Community Information**

Address	37 Royal Oak Plaza Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0B3

**Amenities**

Amenities	Snow Removal, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces

Front, Insulated, Oversized, Single Garage Attached

# of Garages 1

## Interior

Interior Features Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Insert, Living Room, Mantle, Tile

Has Basement Yes

Basement Partial, Partially Finished

## Exterior

Exterior Features Balcony, Lighting

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Concrete

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 6th, 2025

Days on Market 1

Zoning DC (pre 1P2007)

## Listing Details

Listing Office CIR Realty

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