

# \$448,000 - 124 Royal Oak Gardens Nw, Calgary

MLS® #A2203289

**\$448,000**

2 Bedroom, 2.00 Bathroom, 1,160 sqft  
Residential on 0.04 Acres

Royal Oak, Calgary, Alberta

Welcome to Sweet Home, a bright and spacious 2-bedroom townhouse in a sought-after family-friendly neighbourhood of Royal Oak. Offering 1,159 sq. ft. above grade plus a 111.9 sq. ft. partially finished basement, this home is perfect for first-time buyers, young families, or investors looking for a fantastic opportunity in a high-demand area.

The open-concept main floor is designed for comfort and functionality, featuring large windows that flood the space with natural light. The modern kitchen offers ample cabinetry and a practical layout, seamlessly flowing into the cozy living and dining area, making it an ideal space for entertaining. Upstairs, you'll find two well-sized bedrooms connected by a Jack & Jill bathroom, providing convenience and privacy. The partially finished basement offers great potential for a home office, gym, or additional living space.

Step outside to your private patio, perfect for summer BBQs and outdoor relaxation. This home also includes an attached single garage and driveway parking for convenience.

This home is located in a prime location, within walking distance to Shane Homes YMCA, one of Calgary's premier recreation facilities. It's also close to schools, parks, and playgrounds, making it ideal for families. Enjoy easy access to Royal Oak Shopping Centre, Crowfoot Crossing, and Beacon Hill, offering a



variety of shopping and dining options. With quick access to Stoney Trail and Crowchild Trail, commuting to downtown and other areas of the city is effortless.

Built in 2004

### **Essential Information**

MLS® #	A2203289
Price	\$448,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,160
Acres	0.04
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	124 Royal Oak Gardens Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5S5

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Range, Microwave, Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	16
Zoning	M-CG

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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