

\$450,000 - 152 Royal Oak Gardens Nw, Calgary

MLS® #A2246550

\$450,000

4 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.05 Acres

Royal Oak, Calgary, Alberta

Welcome to this beautifully updated 4-bedroom, 2.5-bath corner-unit townhouse in the family-friendly community of Royal Oak. Offering a smart layout across all three levels, this home provides comfort, convenience, and style in a low-maintenance setting—perfect for families, first-time buyers, or anyone seeking a move-in ready home close to life’s essentials. Step inside to find a bright, open-concept main floor with laminate flooring throughout and a freshly renovated kitchen featuring upgraded cabinetry and stainless steel appliances. The kitchen seamlessly connects to the spacious living and dining areas, creating an inviting space for daily living and entertaining. A convenient 2-piece powder room completes the main floor. Upstairs, you’ll find three generously sized bedrooms, including a sunny primary suite with a large walk-in closet and direct access to a well-appointed 5-piece bath. This bathroom is cleverly designed with dual access—ensuring privacy for the primary suite while remaining easily accessible to the other two bedrooms via the main hallway. The fully finished basement extends your living space with a fourth bedroom, complete with a private 4-piece ensuite—ideal for guests, teens, or a home office—plus plenty of storage for seasonal items or hobbies. Enjoy outdoor time on your private patio that backs onto a quiet, shared green space—without the hassle of yardwork, as landscaping is professionally maintained. The shared



driveway leads to your single attached garage, and visitor parking is conveniently nearby. Located close to everything you need—schools, playgrounds, Royal Oak Shopping Centre, the YMCA, LRT station, bus lines, and major routes—this home offers a balanced lifestyle with unbeatable convenience. Don't miss your opportunity to own a spacious, well-kept home in one of NW Calgary's most desirable neighbourhoods!

Built in 2004

Essential Information

MLS® #	A2246550
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,213
Acres	0.05
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	152 Royal Oak Gardens Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5S5

Amenities

Amenities	Visitor Parking
Parking Spaces	2

Parking	Driveway, Garage Faces Front, Single Garage Attached, Shared Driveway
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# of Garages	1
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Interior

Interior Features	Laminate Counters, Open Floorplan, Quartz Counters, Storage Appliances
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
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Cooling	None
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Other
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Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Stone, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	August 7th, 2025
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Days on Market	7
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Zoning	M-CG d50
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HOA Fees	218
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	RE/MAX iRealty Innovations
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