

# \$499,900 - 44 Royal Oak Lane Nw, Calgary

MLS® #A2230184

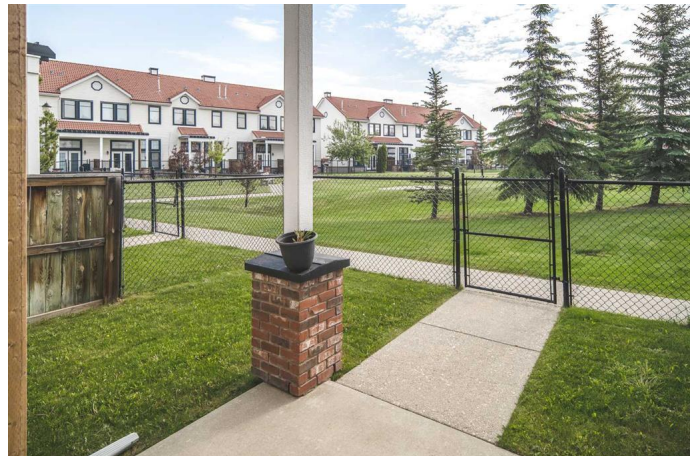
**\$499,900**

2 Bedroom, 3.00 Bathroom, 1,427 sqft

Residential on 0.03 Acres

Royal Oak, Calgary, Alberta

Location, Location, Location! This is undoubtedly one of the best locations in the entire complex—backing onto a beautifully treed courtyard with a BBQ pit and gazebo and facing a huge green space with scenic mountain views. Step into this stunning 4-level split townhouse and experience an open-concept design that offers an abundance of natural light and a bright, airy ambiance. Imported hardwood floors flow throughout the main living areas, enhancing the sophisticated feel of the home. The living room features soaring 12-ft ceilings, a cozy gas fireplace, and French doors that lead to your private, fenced East-facing yard—perfect for morning coffee or relaxing in the sun. Adjacent to the kitchen, the spacious dining area opens to a West-facing balcony with a stylish pergola and gas BBQ hookup, ideal for evening entertaining. The kitchen is equipped with stainless steel appliances, a built-in wall oven, and a sleek countertop stove—a dream for any home chef. Upstairs, you’ll find two generously sized primary bedrooms, each with its own walk-in closet and private ensuite, offering comfort and privacy for all. Additional highlights include Single attached garage, insulated and finished. Heated main floor entrance. Ample storage in the partially finished basement. Recent upgrades: new refrigerator, microwave hood fan, and light fixtures (2025). This is a well-run complex, ideally situated within walking distance of both Royal Oak School and William D. Pratt School,



with Royal Oak Plaza, playgrounds, and transit just steps away. Youâ€™re also minutes from Shane Homes YMCA and will soon enjoy the brand-new Rocky Ridge Athletic Park, opening Fall 2026. With easy access to Stoney and Crowchild Trail, this location makes commuting a breezeâ€”whether youâ€™re heading downtown or west to the mountains. This is a fantastic opportunity to own in one of NW Calgaryâ€™s most desirable communities.

Built in 2006

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2230184      |
| Price          | \$499,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,427         |
| Acres          | 0.03          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 44 Royal Oak Lane Nw |
| Subdivision | Royal Oak            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3G 6B4              |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 1    |

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Attached |
| # of Garages | 1                      |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home                                                               |
| Appliances        | Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                            |
| Cooling           | None                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |
| Fireplaces        | Gas, Living Room                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | See Remarks, Unfinished                                                                                                                            |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Balcony, Playground                                                      |
| Lot Description   | Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Brick, Vinyl Siding, Wood Frame                                          |
| Foundation        | Poured Concrete                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 68              |
| Zoning         | M-CG d35        |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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