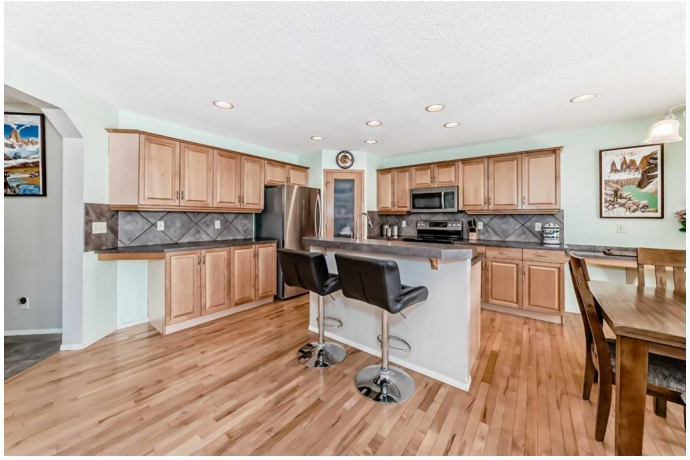
$650,000 - 412 Royal Oak Heights Nw, Calgary

MLS® #A2228333

$650,000
3 Bedroom, 3.00 Bathroom, 1,678 sqft
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta



Tucked away on a quiet cul-de-sac in Royal Oak, this well-kept family home is a half a block from a playground â€” the ideal setting for young families looking to settle in a welcoming, established neighbourhood.
The main floor offers hardwood and tile flooring, with a generous entrance making getting the kids out the door a breeze. A spacious kitchen with a large island welcomes you in and flows into the dining area that comfortably seats 6. Your inviting living room features a cozy gas fireplace and large windows for lots of light. Out your patio door is a sunny back deck leading to an oversized backyard providing plenty of room for acitivities. Upstairs, youâ€™ll find soaring ceilings in the bonus room, convenient upper-floor laundry, and three bedrooms, including a primary suite with double sinks, a relaxing soaker tub and a generous walk in closet. A full bathroom for the kids completes this level.
The oversized double attached garage easily fits a full-size pickup, and the mature front landscaping adds great curb appeal with established trees and shrubs. The basement is untouched, offering room to grow or customize to suit your needs.
Fresh, clean, and lovingly maintained â€” this home is just waiting for a family to move in and make it theirs. All of this, with close proximity to schools, shopping, and the new Rocky Ridge YMCA for year-round recreation and community connection.

Built in 2005

Essential Information

MLS® #	A2228333
Price	$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,678
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	412 Royal Oak Heights Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5S4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Level
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	CIR Realty

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