

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

MLS® #A2245861

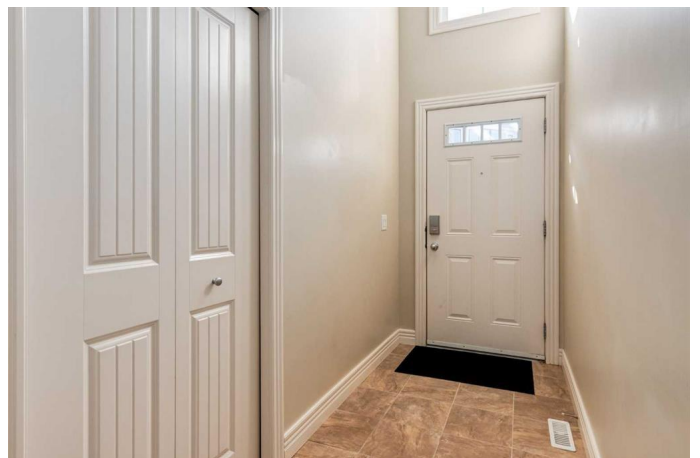
**\$489,900**

2 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.04 Acres

Royal Oak, Calgary, Alberta

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      | Visitor Parking, Snow Removal                                                                                        |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected                                       |
| Parking Spaces | 3                                                                                                                    |
| Parking        | Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Concrete Driveway, 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, Window Coverings, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                                                                   |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas, Living Room, Mantle, Tile, Insert                                                                                  |
| 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 | 76               |
| Zoning         | DC (pre 1P2007)  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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