

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

MLS® #A2230184

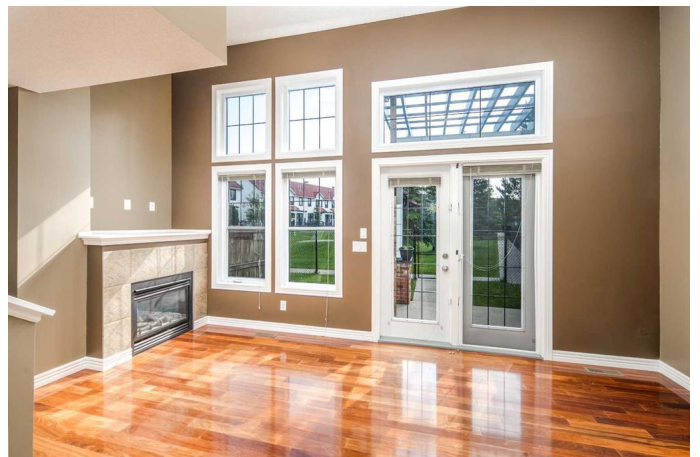
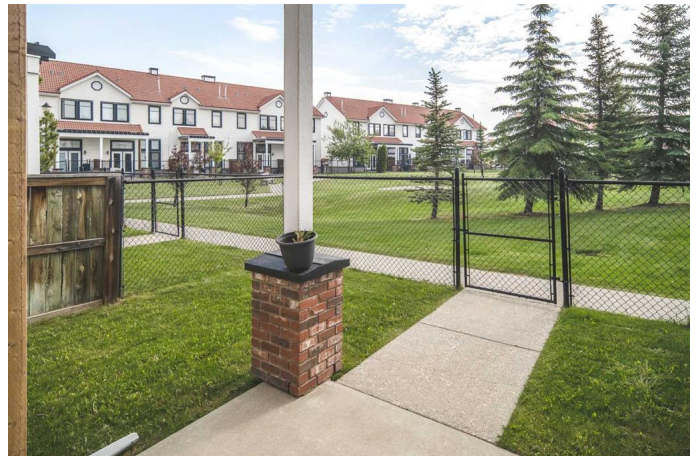
**\$499,900**

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	75
Zoning	M-CG d35

### Listing Details

Listing Office	TrustPro Realty
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