

# \$760,000 - 257 Royal Terrace Nw, Calgary

MLS® #A2230422

**\$760,000**

5 Bedroom, 3.00 Bathroom, 2,244 sqft  
Residential on 0.14 Acres

Royal Oak, Calgary, Alberta

**\*Open House- Saturday June 28th 12-2PM\***  
Welcome to Royal Oak Estates. Family Living  
in a Prime NW Calgary Location

Set in the prestigious Royal Oak Estates, this spacious and well-designed 2,244 sq. ft. two-storey home offers incredible value for families looking to combine comfort, convenience, and lifestyle. With 4 bedrooms, 2.5 bathrooms, and a sunny west-facing backyard, this home delivers both functionality and room to grow.

Enjoy a location that truly stands out, walking distance to the C-Train, top rated schools, lush parks, shopping, dining, and recreational amenities. Everything your family needs is right at your fingertips.

Inside, the main level is warm and welcoming with 9-foot ceilings and hardwood flooring throughout. A formal living room with bay windows flows into a spacious dining area, perfect for hosting or family gatherings. The kitchen is the heart of the home, featuring a central island, walk-in pantry, and a bright breakfast nook that opens to the backyard patio.

Unwind in the cozy family room with built-ins and a gas fireplace, or get focused in the main floor den, ideal for a home office or study space. A laundry room and powder room complete this highly functional level.



Upstairs, youâ€™ll find four generously sized bedrooms, including a private primary suite with a walk-in closet and a 5-piece ensuite that offers a relaxing escape at the end of the day.

The unfinished basement with rough-in plumbing provides a blank canvas for future development, whether itâ€™s a playroom, gym, or media lounge. Step outside into your west-facing backyard, complete with mature landscaping, a private patio, and a hot tub, a great spot to relax or entertain.

With a strong family-friendly vibe, easy access to major roads, public transit, and some of Calgaryâ€™s top-rated schools, this home is a standout in one of the NWâ€™s most desirable neighbourhoods.

Don't miss this opportunity to move into Royal Oak Estates! Schedule your showing today!

Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230422    |
| Price          | \$760,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,244       |
| Acres          | 0.14        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 257 Royal Terrace Nw |
| Subdivision | Royal Oak            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3G5J7               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Mantle  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other, Private Entrance, Private Yard         |
| Lot Description   | Back Yard, Corner Lot, Irregular Lot, Private |
| Roof              | Cedar Shake                                   |
| Construction      | Brick, Stucco, Wood Frame                     |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 20              |
| Zoning         | R-CG            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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