



GRASSROOTS
REALTY GROUP

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173 Royal Manor NW
Calgary, Alberta

MLS # A2235915



\$539,900

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,420 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 352
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Bright South-Facing Walkout with Covered Deck Overlooking Courtyard | Steps to C-Train station Welcome to this sun-filled end-unit townhome in the heart of Royal Oak, just a short walk to the C-Train station, shopping, and local amenities. This walkout unit offers a rare blend of privacy and convenience—ideal for professionals, small families, or home-based businesses. This unit located in the best spot of the complex, backing onto the nice Courtyard. The main level features 9-foot ceilings and gleaming hardwood floors that enhance the open, airy feel. The spacious Living room is anchored by a cozy gas fireplace, perfect for relaxing evenings. The layout flows into the dining area and Kitchen, which offers a raised breakfast bar and stainless steel appliances. Step outside to your generously sized, covered south-facing deck (14'3" x 5'4"), framed by glass and aluminum railings—an ideal spot to enjoy sunshine and views of the quiet courtyard. Upstairs you'll find 2 bedrooms, including a spacious Primary suite with a walk-in closet and a 3-piece ensuite featuring a walk-in shower. A Loft that you can easily convert it to a Bedroom or Den. The second Bedroom is served by a separate 4-piece bathroom. The fully finished walkout basement adds even more flexibility, with a Rec room currently used as an office, a Kitchenette, a full 3-piece bathroom, and laundry area—ideal for working from home or accommodating guests. From here, step out to a covered patio that opens onto a serene, tree-lined courtyard, offering a peaceful extension of your living space. Additional features include a single attached garage and great natural light throughout. Located in a well-managed complex, this home is just minutes from C-train station, a strip Mall, parks and school. Easy access to Stoney Trail, and Royal Oak Shopping centre.

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