



GRASSROOTS
REALTY GROUP

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96 Royal Oak Drive NW
Calgary, Alberta

MLS # A2241465



\$599,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,337 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to 96 Royal Oak Drive NW Calgary, situated on a friendly street in one of Calgary's most beloved communities—Royal Oak. This charming two-storey home presents an excellent opportunity for first-time buyers or families looking for a welcoming environment. This home has 3 bedrooms, 2 full and 1 half bathrooms, fully developed two story with a double attached garage! Main floor boasts plenty of natural sunlight, hardwood flooring and living room with gas fireplace, functional kitchen with island seating, pantry and dining area. Second floor features spacious master bedroom 5-piece ensuite and walk-in closet, as well as two other good size bedrooms and a full bath. Few steps out the front door is the bus stop with direct access to the CTrain station. This home is close to shopping, schools, public transit and is in excellent condition. Don't miss this rare opportunity to own a move-in-ready gem in one of Royal Oak most desirable neighborhoods—where space, style, and location come together perfectly! Your dream home awaits—schedule a viewing today!