



**GRASSROOTS**  
REALTY GROUP

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**37 Royal Oak Plaza NW**  
**Calgary, Alberta**

**MLS # A2245861**



**\$489,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,343 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, I		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 396
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

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 &mdash; 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&rsquo;ll find two oversized master bedrooms, each with its own 4-piece ensuite bathroom and walk-in closet, offering plenty of space and privacy &mdash; 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 &mdash; 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&rsquo;t want to miss!