

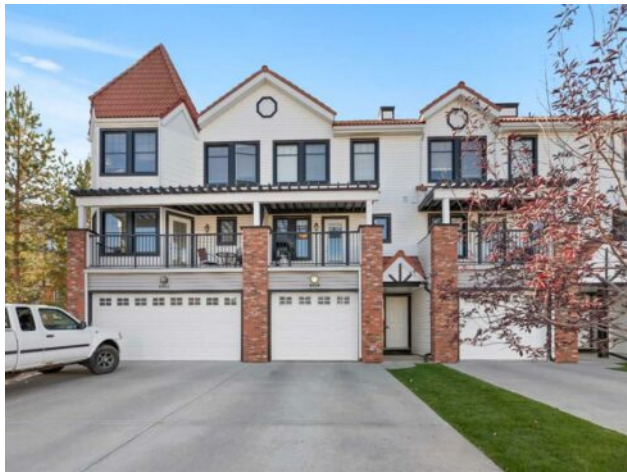


GRASSROOTS
REALTY GROUP

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8918 Royal Oak Way NW
Calgary, Alberta

MLS # A2259563



\$445,000

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,446 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Gazebo, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 411
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: None

Welcome to this bright and spacious townhouse in a fantastic location, close to shopping, schools, transit, the YMCA Rocky Ridge Recreation Centre, and endless walking/biking paths. Enjoy the convenience of an attached oversized single garage that's fully drywalled and insulated, plus the comfort of central air conditioning for those warm summer days. Inside, the south-facing living room overlooks the private courtyard and fills the home with natural light. The upper level features two generous primary bedrooms, each complete with a 4-piece ensuite, walk-in closet, and large windows. The main floor also offers great functionality with a cozy living space, while the lower level provides plenty of storage, including a large storage room and additional space under the entryway. Extra features include in-floor electric heat at the entrance, rough-in for central vacuum, and a gas line for your BBQ on the rear deck. The fenced backyard and welcoming courtyard make this home perfect for both relaxing and entertaining. This well-maintained property combines comfort, convenience, and thoughtful design — a great opportunity in a desirable community!