



GRASSROOTS
REALTY GROUP

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103 Royal Manor NW
Calgary, Alberta

MLS # A2270234



\$525,000

Division:	Royal Oak		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,435 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Guest, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 321
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Welcome to this beautifully updated 4-bedroom, 4-bathroom end-unit townhouse located in the desirable community of Royal Oak. Perfectly situated on an interior lot backing onto a greenspace, just a short walk away from the LRT station. Step inside and discover an open-concept main floor that features 9 foot ceilings, abundant natural light, and fresh paint throughout. The spacious living area is anchored by a cozy corner fireplace, while the adjacent dining and kitchen spaces are great for entertaining. The kitchen is equipped with a breakfast bar, stainless steel appliances, and plenty of counter space. The main floor also has a flex area that provides an ideal spot for a home office or study area. Upstairs, there is a massive primary bedroom that features a walk-in closet and a private 4-piece ensuite, complemented by two additional generous bedrooms and a full bathroom. Downstairs, the fully finished basement extends your living space with a large family/rec/fitness room, a fourth bedroom, and another full bathroom, perfect for guests or teens. Recent upgrades include a new furnace, hot water tank, and washer/dryer. This home is carpet-free for easy maintenance and already professionally cleaned so it is move-in-ready! Enjoy the convenience of an attached garage and the peace of mind of a well-managed complex with low condo fees. Located close to the Royal Oak Shopping Centre, YMCA, schools, parks, and with quick access to Stoney and Crowchild Trails, this property

combines comfort, convenience, and value. Do not miss your chance to own this exceptional townhouse in one of NW Calgary's most sought-after communities!