



**97 Royal Manor NW  
Calgary, Alberta**

**MLS # A2282082**



**\$475,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 336
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

WELL-MAINTAINED 2-STOREY NW TOWNHOME BACKING ONTO GREEN SPACE IN DESIRABLE ROYAL OAK! Welcome to this beautifully maintained 2-storey townhome in a quiet, well-managed complex in the heart of Royal Oak, one of NW Calgary's most popular family-friendly communities. This home offers excellent value with 2 bedrooms, 2.5 bathrooms, bonus room, an attached single garage, central A/C, and an unfinished basement, all while a rear patio backs onto a small green space offering more privacy than typical townhome living. Step inside to a bright and functional open-concept main floor, featuring tall ceilings & a spacious foyer, a well-laid-out kitchen with Granite countertops, stainless steel appliances, and plenty of cabinet space. The kitchen flows seamlessly into the dining area and the comfortable living room, complete with a corner gas fireplace and large windows that fill the space with natural light. A patio door leads out to your large private patio overlooking the green space, making it an ideal spot to relax with a morning coffee or enjoy summer evenings with friends. A convenient 2-piece powder room and mudroom with access to the garage complete the main level. Upstairs, you'll find a generous primary bedroom with a walk-in closet and a 4-piece ensuite, along with a second well-sized bedroom and an additional 4-piece bathroom. A bonus loft provides excellent flexibility and works perfectly as a home office, reading nook, or additional living space. The unfinished basement offers plenty of room for future development or storage and includes the laundry area. This home has been exceptionally well cared for, is spotless throughout, and clearly reflects pride of ownership. The home also has a single attached garage and driveway parking. Additional peace of mind comes with a new hot water tank installed in October

2025. Located in the mature community of Royal Oak, there are plenty of amenities just outside to enjoy including Rocky Vista Tennis & Basketball Courts, Storm Pond, Royal Ridge Pond, Royal Elm Pond & the Royal Oak Ravine. Other close-by highlights include Butterfield Acres Petting Farm, Crowfoot Crossing Plaza with Cineplex, Cactus Club, Library & more! Easy access to the rest of the city is available through several major roadways like Crowchild Trail, Stoney Trail, & 16th Ave plus lots of Transit options nearby including walkable Tuscany LRT station. Jumping in the car: Downtown is a 29 min drive (23.8KM), Airport is a 22 min drive (27.1KM), & Banff is a 1hr 19 min drive (122KM).