



GRASSROOTS
REALTY GROUP

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156 Royal Manor NW
Calgary, Alberta

MLS # A2286407



\$459,900

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,423 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 352
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this inviting 2-storey townhome in the heart of Royal Oak, offering bright south-facing exposure and everyday convenience—just a short walk to the C-Train station, nearby shopping, parks, and local amenities. The complex also features a beautifully landscaped central courtyard, providing a peaceful outdoor space to enjoy in the spring and summer months. The main level features 9 ft high ceilings and a Den just off the entrance, perfect as a home office or study space. Walk into the heart of the home where the open concept Living, Dining, and Kitchen areas create a bright, airy atmosphere. The well-appointed Kitchen offers quartz countertops, a raised eating bar, stainless steel appliances, and stylish tile backsplash. The spacious Living Room with cozy gas fireplace and the Dining Area open onto a private balcony, an ideal spot for summer BBQs or relaxing outdoors. This level is complete with a powder room and a Mud Room that leads directly to the single attached garage. The spacious South-facing Primary Bedroom features a walk-in closet with organizer and a 4-piece ensuite bath. This floor is finished with a second Bedroom and an additional 4-piece Bathroom. An open Loft that is great as a second family room that can be converted as 3rd bedroom if needed. Owner is willing to change it to 3rd bedroom if buyer prefers. The Basement is unfinished with a large window, offering excellent potential for future development to suit your needs. Located in a well-managed complex, this home combines a comfortable interior layout with a superb Royal Oak location—just minutes to the C-Train station, strip mall, parks, school, Stoney Trail, and Royal Oak Shopping Centre.