



**GRASSROOTS**  
REALTY GROUP

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**21 Royal Oak Gardens NW  
Calgary, Alberta**

**MLS # A2287563**

**\$439,900**



<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,204 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	None		

Welcome to 21 Royal Oak Gardens! A bright and beautifully maintained 3-bedroom, 2-bathroom end-unit townhome offering exceptional natural light, privacy, and functional living space. The sunny main floor is filled with natural light from south facing windows and features an open concept layout where the kitchen, dining, and living areas flow seamlessly together, perfect for everyday living and entertaining! Just off the kitchen, step out onto your spacious private patio overlooking the green space, an ideal spot to relax and enjoy the sunshine. Upstairs, you'll find a generous primary bedroom complete with a walk-in closet and an oversized 4-piece bathroom, along with two additional bedrooms to accommodate family, guests, or a home office. The fully developed walk-out basement is bright and inviting, with natural light reaching throughout the open space. It includes the laundry area and direct access to your covered rear patio, backing onto a peaceful green space. Complete with an attached garage and situated in a desirable location, this home checks all the boxes! Call or text today to book your showing!