



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

MLS # A2287563



\$434,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d50
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 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!