



GRASSROOTS
REALTY GROUP

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23 Royal Oak Plaza NW
Calgary, Alberta

MLS # A2140217



\$499,999

Division:	Royal Oak		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,337 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 397
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

****OPEN HOUSE Saturday, June 29th: 11 - 2 PM**** Nestled in the picturesque Royal Oak community, this meticulously maintained 4-level townhouse offers OVER 1,330 sq ft of modern living space. It features two spacious bedrooms, each with private ensuite bathrooms, and extensive updates, making it move-in ready for those seeking style and convenience. The home begins with an attractive front elevation and an oversized single garage with an epoxied floor, providing secure parking and extra storage. Inside, the large living room boasts 13' ceilings, NEW luxury vinyl plank flooring and a cozy gas fireplace with upgraded tile and fan, enhancing warmth distribution. This leads to a sunny deck, ideal for relaxation, enhanced with NEW custom blinds on the patio doors for added privacy. The kitchen is the heart of the home with newer appliances, an island, and a bright dining area, all sitting atop NEW luxury vinyl flooring. NEW lighting fixtures brighten the space, while nearby, a laundry room with a NEW stackable washer and dryer and additional storage increases efficiency. A stylish two-piece bathroom serves this floor. The top level is reserved for the bedrooms, both featuring walk-in closets and private ensuites with NEW ceramic tiles and lighting fixtures. NEW Hunter Douglas blinds ensure a balance of natural light and privacy. The lower level is unfinished, offering the potential for customization into a home gym, office, or extra living space. Additional upgrades include NEW paint, NEW carpet and upgraded underlay, installed power blinds in the living room, and a water softener, underscoring a commitment to quality and comfort. Located within walking distance to shops, parks, and services, Royal Oak provides a community-oriented lifestyle perfect for various homebuyers. This is a must-see!

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