

44 Royal Oak Lane NW
Calgary, Alberta

MLS # A2230184



\$499,900

Division:	Royal Oak		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,427 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Location, Location, Location! This is undoubtedly one of the best locations in the entire complex—backing onto a beautifully treed courtyard with a BBQ pit and gazebo and facing a huge green space with scenic mountain views. Step into this stunning 4-level split townhouse and experience an open-concept design that offers an abundance of natural light and a bright, airy ambiance. Imported hardwood floors flow throughout the main living areas, enhancing the sophisticated feel of the home. The living room features soaring 12-ft ceilings, a cozy gas fireplace, and French doors that lead to your private, fenced East-facing yard—perfect for morning coffee or relaxing in the sun. Adjacent to the kitchen, the spacious dining area opens to a West-facing balcony with a stylish pergola and gas BBQ hookup, ideal for evening entertaining. The kitchen is equipped with stainless steel appliances, a built-in wall oven, and a sleek countertop stove—a dream for any home chef. Upstairs, you’ll find two generously sized primary bedrooms, each with its own walk-in closet and private ensuite, offering comfort and privacy for all. Additional highlights include Single attached garage, insulated and finished. Heated main floor entrance. Ample storage in the partially finished basement. Recent upgrades: new refrigerator, microwave hood fan, and light fixtures (2025). This is a well-run complex, ideally situated within walking distance of both Royal Oak School and William D. Pratt School, with Royal Oak Plaza, playgrounds, and transit just steps away. You’re also minutes from Shane Homes YMCA and will soon enjoy the brand-new Rocky Ridge Athletic Park, opening Fall 2026. With easy access to Stoney and Crowchild Trail, this location makes commuting a breeze—whether you’re heading downtown or west to the mountains. This is a fantastic

opportunity to own in one of NW Calgary's most desirable communities.