

124 Royal Oak Gardens NW
Calgary, Alberta

MLS # A2203289



\$448,000

Division:	Royal Oak		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,160 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: None

Welcome to Sweet Home, a bright and spacious 2-bedroom townhouse in a sought-after family-friendly neighbourhood of Royal Oak. Offering 1,159 sq. ft. above grade plus a 111.9 sq. ft. partially finished basement, this home is perfect for first-time buyers, young families, or investors looking for a fantastic opportunity in a high-demand area. The open-concept main floor is designed for comfort and functionality, featuring large windows that flood the space with natural light. The modern kitchen offers ample cabinetry and a practical layout, seamlessly flowing into the cozy living and dining area, making it an ideal space for entertaining. Upstairs, you'll find two well-sized bedrooms connected by a Jack & Jill bathroom, providing convenience and privacy. The partially finished basement offers great potential for a home office, gym, or additional living space. Step outside to your private patio, perfect for summer BBQs and outdoor relaxation. This home also includes an attached single garage and driveway parking for convenience. This home is located in a prime location, within walking distance to Shane Homes YMCA, one of Calgary's premier recreation facilities. It's also close to schools, parks, and playgrounds, making it ideal for families. Enjoy easy access to Royal Oak Shopping Centre, Crowfoot Crossing, and Beacon Hill, offering a variety of shopping and dining options. With quick access to Stoney Trail and Crowchild Trail, commuting to downtown and other areas of the city is effortless.