

# \$425,000 - 114 Royal Oak Gardens Nw, Calgary

MLS® #A2227715

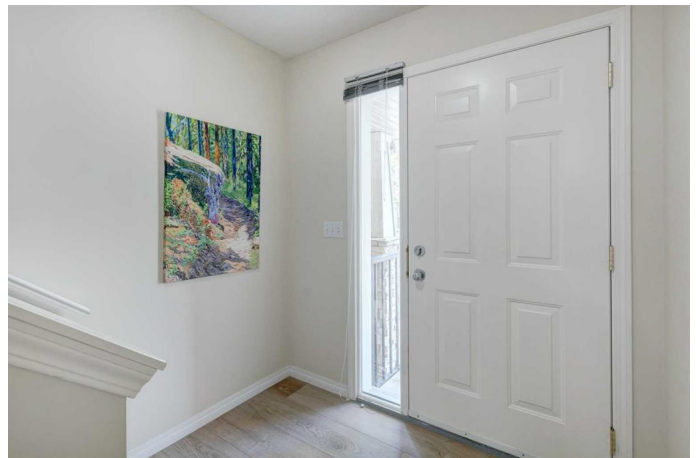
**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,265 sqft

Residential on 0.04 Acres

Royal Oak, Calgary, Alberta

Welcome home to your stunning 3-bedroom townhouse in the highly sought-after Royal Cascades. Offering incredible value, this charming home features 1,265 sqft of meticulously maintained space with modern finishes throughout. Experience a clean and bright ambiance blending comfort and style. The open-concept layout, adorned with laminate flooring, guides you to a great-sized living room featuring a cozy corner gas fireplace and seamless access to your private back patio. The well-designed, large kitchen is a culinary delight, boasting plenty of light maple cabinetry, an eat-at breakfast bar, and a convenient pantry. Adjacent to the kitchen, the dining room invites easy entertaining. A two-piece powder room on this floor adds convenience for your guests. Ascend to the carpeted upper level, where a gorgeous primary suite awaits. Bathed in natural light from its beautiful bay window, it offers a tranquil retreat with a large walk-through closet leading to the main bathroom and a versatile layout. This level also features two additional generously sized bedrooms, a three-piece main bathroom, and a flex space/den—perfect as an office or a cozy reading nook. The unfinished basement is a blank canvas, awaiting your design ideas, and already houses the laundry and utility room. Imagine transforming this space into a fourth bedroom, a spacious recreation room, or even adding another bathroom—the possibilities are truly endless! Step outside to your private



patio area and open yard, backing onto a serene green space. For unparalleled convenience and security, an attached single garage provides ample room for your vehicle, bikes, and additional storage, ensuring ease during the winter months. Additional parking is available on the driveway. Nestled in Royal Oak, one of Calgary's most idyllic communities, you'll discover an abundance of parks, green spaces, and sweeping views of the majestic Rocky Mountains. Explore this wonderful community via its many trails and pathway systems. Enjoy the unparalleled convenience of living within walking distance to the Rocky Ridge YMCA, schools, and the Royal Oak Centre, home to Sobeys, Walmart, diverse restaurants, coffee shops, fitness centers, and so much more. You also have effortless access to Stoney Trail, Hwy 1A/Crowchild Trail, Crowfoot Crossing Shopping Plaza, and both the Tuscany and Crowfoot LRT Stations. Pets are allowed, subject to board approval. Don't miss the chance to experience this exceptional home for yourself—book your showing today!

Built in 2004

### Essential Information

MLS® #	A2227715
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,265
Acres	0.04
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status Active

### Community Information

Address 114 Royal Oak Gardens Nw  
Subdivision Royal Oak  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3G 5S5

### Amenities

Amenities Other, Visitor Parking  
Parking Spaces 2  
Parking Driveway, Single Garage Attached  
# of Garages 1

### Interior

Interior Features Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle, Tile  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Other  
Lot Description Lawn, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed June 12th, 2025  
Days on Market 5

Zoning	M-CG d50
HOA Fees	218
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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