# \$699,900 - 168 Royal Oak Terrace Nw, Calgary

MLS® #A2262301

### \$699,900

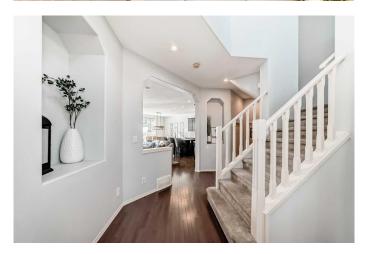
3 Bedroom, 3.00 Bathroom, 1,823 sqft Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

Featuring a west facing backyard perfect for soaking up the evening sun, this home offers the ideal blend of comfort, updates, and location. Enjoy outdoor living on the low-maintenance composite deck, perfect for BBQs and entertaining. Recent upgrades provide peace of mind, including a new roof (2014/2015), hot water tank (2019), and furnace & air conditioning (2022) all of the big-ticket items taken care of! Inside, you'II find a bright and functional layout with plenty of space for family living. There was a fire in 2020 in the neighbouring houses. Because of this, there were New Floors, New Paint, and New Insulation installed throughout the house in 2021 when it was remediated by the Insurance Company. A Pre-sale House Inspection was completed to verify NO issues with house post fire. The double attached garage and ample street parking ensure there's room for everyone. This home is in an unbeatable location as it's just a 5-minute drive to the Tuscany C-Train Station, and only minutes to Stoney Trail and Crowchild Trail for easy commuting. Families will love being within walking distance to both the elementary and middle schools, and just a 4-minute drive (or 15-minute walk) to the Rocky Ridge YMCA, offering fitness, recreation, and community programs for all ages. This Royal Oak gem combines lifestyle, location, and thoughtful updates so don't miss your chance to make it yours. Call your Favourite REALTOR® today to book your







#### Built in 2006

#### **Essential Information**

MLS® # A2262301 Price \$699,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,823 Acres 0.09 Year Built 2006

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 168 Royal Oak Terrace Nw

Community Royal Oak
City Calgary
County Calgary
Province Alberta
Postal Code T3G 6A6

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Landscaped, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 6th, 2025

Days on Market 9

Zoning R-CG

HOA Fees 210

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Century 21 Masters

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