

# \$480,000 - 8930 Royal Oak Way Nw, Calgary

MLS® #A2208227

**\$480,000**

2 Bedroom, 3.00 Bathroom, 1,415 sqft  
Residential on 0.03 Acres

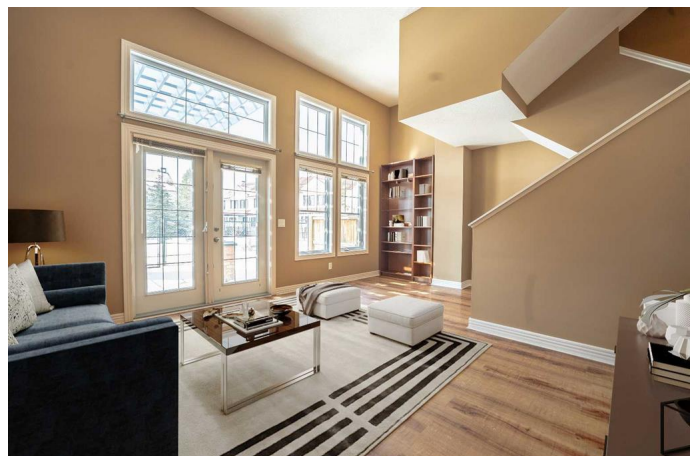
Royal Oak, Calgary, Alberta

Welcome home! This multi-level townhouse in the desirable and convenient community of Royal Oak boasts 2 bedroom, 2.5 bathrooms, 12â€™™ ceilings with large windows that brings in an abundance of natural light. The spacious living area has a set of french doors to your fenced backyard, complete with a patio and grassed area, plus a natural gas hook up for your BBQ. The kitchen layout is very functional. Host meals in the dining area then spill out onto the balcony for some fresh air. Rounding out the main floor is a half bathroom and a convenient laundry area. The upper floor has 2 bedrooms, each with its own 4-piece ensuite and walk-in closets! The undeveloped basement allows for extra storage space, or can be finished to accommodate a gym, play room, even spa. This townhouse is in a great location close to schools, shopping, public transit, restaurants, and the ring road. Call your realtor today to view it before its gone!

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2208227  |
| Price      | \$480,000 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,415         |
| Acres          | 0.03          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 8930 Royal Oak Way Nw |
| Subdivision | Royal Oak             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G6B4                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | French Door, High Ceilings, Laminate Counters, Storage, Walk-In Closet(s)                    |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Private Yard   |
| Lot Description   | Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Clay Tile   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## **Additional Information**

Date Listed            April 3rd, 2025  
Days on Market        4  
Zoning                    M-CG

## **Listing Details**

Listing Office            KIC Realty

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