$779,900 - 223 Royal Oak Heights Nw, Calgary

MLS® #A2212481

$779,900

4 Bedroom, 4.00 Bathroom, 2,233 sqft
Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

Welcome to this stunning, well-maintained home nestled in the family-friendly community of Royal Oak! Situated on a corner lot, this beautiful two-storey residence boasts an expansive open-concept design and offers approximately 3,300 square feet of thoughtfully designed living space. From the moment you step inside, you'll be captivated by the high ceilings and bright, open layout that perfectly balances comfort and elegance. The gourmet kitchen is equipped with quartz countertops, ample cabinetry, quality appliances, a convenient breakfast bar, and a sunlit dining area that opens onto a spacious deckâ€”perfect for outdoor entertaining. The adjacent family room features a cozy fireplace and oversized windows that flood the space with natural light, creating a warm and inviting atmosphere. Also on the main floor is a den, ideal for a home office, and a formal dining roomâ€”perfect for hosting gatherings. A 2-piece bath room and a separate laundry room add extra convenience to this level. Upstairs, the generous primary bedroom offers a walk-in closet and a luxurious 4-piece ensuite. Two additional well-sized bedrooms, a central bonus room, and another 4-piece bathroom complete the upper level, providing plenty of space for the entire family. The fully developed basement extends your living area with a large entertainment space, a cozy family room, a fourth bedroom, and a 4-piece bathroomâ€”ideal for guests or extended family. Step outside to a beautifully

landscaped backyard, complete with a large deck and mature trees, offering a peaceful retreat and the perfect setting for family gatherings. The property also features a convenient RV gate and parking, allowing for easy access and extra storage or parking options. This home has seen numerous thoughtful upgrades, including a new microwave hood fan (2024), hot water tank (2023), and new roof (2020)â€”adding peace of mind and long-term value. Located within walking distance to local parks and ponds, and just minutes from Renert School, the LRT, Royal Oak Shopping Centre, YMCA, and Crowfoot Town Centre, this home also provides quick access to Country Hills Blvd, Crowchild Trail, and Stoney Trail. Donâ€™t miss out on this exceptional opportunityâ€”book your private showing today!

Built in 2005

Essential Information

MLS® #	A2212481
Price	$779,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,233
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	223 Royal Oak Heights Nw
Subdivision	Royal Oak

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5V4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island
Appliances	Dishwasher, Dryer, Electric S
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2025
Days on Market	13
Zoning	R-CG
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.