

**152 Royal Oak Gardens NW
Calgary, Alberta**

MLS # A2246550



\$445,000

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,213 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Shared Driveway, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this beautifully updated 4-bedroom, 2.5-bath corner-unit townhouse in the family-friendly community of Royal Oak. Offering a smart layout across all three levels, this home provides comfort, convenience, and style in a low-maintenance setting—perfect for families, first-time buyers, or anyone seeking a move-in ready home close to life’s essentials. Step inside to find a bright, open-concept main floor with laminate flooring throughout and a freshly renovated kitchen featuring upgraded cabinetry and stainless steel appliances. The kitchen seamlessly connects to the spacious living and dining areas, creating an inviting space for daily living and entertaining. A convenient 2-piece powder room completes the main floor. Upstairs, you’ll find three generously sized bedrooms, including a sunny primary suite with a large walk-in closet and direct access to a well-appointed 5-piece bath. This bathroom is cleverly designed with dual access—ensuring privacy for the primary suite while remaining easily accessible to the other two bedrooms via the main hallway. The fully finished basement extends your living space with a fourth bedroom, complete with a private 4-piece ensuite—ideal for guests, teens, or a home office—plus plenty of storage for seasonal items or hobbies. Enjoy outdoor time on your private patio that backs onto a quiet, shared green space—without the hassle of yardwork, as landscaping is professionally maintained. The shared driveway leads to your single attached garage, and visitor parking is conveniently nearby. Located close to everything you need—schools, playgrounds, Royal Oak Shopping Centre, the YMCA, LRT station, bus lines, and major routes—this home offers a balanced lifestyle with unbeatable convenience. Don’t miss your opportunity to own a spacious,

well-kept home in one of NW Calgary's most desirable neighbourhoods!