



**156 Royal Manor NW  
Calgary, Alberta**

**MLS # A2286407**



**\$459,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,423 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 352
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this inviting 2-storey townhome in the heart of Royal Oak, offering bright south-facing exposure and everyday convenience—just a short walk to the C-Train station, nearby shopping, parks, and local amenities. The complex also features a beautifully landscaped central courtyard, providing a peaceful outdoor space to enjoy in the spring and summer months. The main level features 9 ft high ceilings and a Den just off the entrance, perfect as a home office or study space. Walk into the heart of the home where the open concept Living, Dining, and Kitchen areas create a bright, airy atmosphere. The well-appointed Kitchen offers quartz countertops, a raised eating bar, stainless steel appliances, and stylish tile backsplash. The spacious Living Room with cozy gas fireplace and the Dining Area open onto a private balcony, an ideal spot for summer BBQs or relaxing outdoors. This level is complete with a powder room and a Mud Room that leads directly to the single attached garage. The spacious South-facing Primary Bedroom features a walk-in closet with organizer and a 4-piece ensuite bath. This floor is finished with a second Bedroom and an additional 4-piece Bathroom. An open Loft that is great as a second family room that can be converted as 3rd bedroom if needed. Owner is willing to change it to 3rd bedroom if buyer prefers. The Basement is unfinished with a large window, offering excellent potential for future development to suit your needs. Located in a well-managed complex, this home combines a comfortable interior layout with a superb Royal Oak location—just minutes to the C-Train station, strip mall, parks, school, Stoney Trail, and Royal Oak Shopping Centre.