



GRASSROOTS
REALTY GROUP

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151 Royal Oak Drive NW
Calgary, Alberta

MLS # A2323479



\$569,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,107 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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Welcome to this well-appointed 4-bedroom, 4-bathroom two-storey home in the highly sought-after community of Royal Oak. Offering over three levels of developed living space, this home is perfect for growing families seeking comfort, functionality, and convenience. Recent improvements include a newly built double garage, brand-new interior paint throughout, central air conditioning, updated carpeting, and numerous mechanical and appliance upgrades that provide peace of mind for years to come. The bright and inviting main floor is designed for everyday living and entertaining, while the fully developed basement adds exceptional versatility with a spacious recreation room, fourth bedroom, and full bathroom—ideal for guests, teens, or a home office. Step outside to enjoy the large backyard and expansive deck, perfect for summer barbecues, family gatherings, or simply relaxing outdoors. Royal Oak continues to be one of NW Calgary’s most desirable communities, offering an abundance of parks, playgrounds, walking paths, schools, shopping, restaurants, and easy access to the YMCA. Commuters will appreciate the convenient access to Crowchild Trail, Stoney Trail, and the Tuscany LRT Station, making it easy to get anywhere in the city. A fantastic opportunity to own a move-in-ready family home in a community that truly has it all.