



GRASSROOTS
REALTY GROUP

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16 Royal oak Heights NW
Calgary, Alberta

MLS # A2345051



\$874,999

Division:	Royal Oak		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,623 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)		

Inclusions: Shed

Welcome to 16 Royal Oak Heights NW, a beautifully updated 4-bedroom, 2.5-bathroom home offering an impressive combination of space, comfort, and substantial recent improvements in the highly sought-after community of Royal Oak. Thoughtfully maintained and extensively upgraded, this home has seen over \$80,000 invested into improvements and maintenance in recent years. Step inside to discover new flooring throughout (2025), updated light fixtures, and a bright, welcoming interior designed for both everyday living and entertaining. The kitchen has been refreshed with quartz countertops, updated tile, a stainless steel sink and faucet, new cabinetry hardware, and a new dishwasher (2025), giving the space a clean and modern look. Quartz continues into the primary ensuite, complemented by updated tile, dual porcelain sinks, faucets, and fixtures, creating a fresh and polished feel. Beyond the cosmetic improvements, significant investment has been made where it matters most. A new furnace was installed in 2026, central air conditioning was added in 2023, and the hot water tank was replaced in 2022. Additional improvements include a replaced living room window, two new toilets (2025), fireplace inspection and maintenance, updated lighting throughout select areas of the home. Outside, the backyard is highlighted by an impressive cedar deck completed in 2022—an ideal setting for summer entertaining, BBQs, or relaxing outdoors. Added spruce trees provide additional greenery and privacy, creating a backyard designed to be enjoyed. With four bedrooms and 2.5 bathrooms, the home provides plenty of flexibility for families, guests, or working from home. Its Royal Oak location puts parks, pathways, schools, shopping, restaurants, and everyday amenities within easy reach, while convenient access to major roadways makes getting

around Calgary simple. Offering extensive recent improvements, generous living space, central A/C, and a fantastic outdoor entertaining area, 16 Royal Oak Heights NW is a move-in-ready opportunity in one of Northwest Calgary’s most desirable communities.