

\$445,000 - 8918 Royal Oak Way Nw, Calgary

MLS® #A2259563

\$445,000

2 Bedroom, 3.00 Bathroom, 1,446 sqft

Residential on 0.03 Acres

Royal Oak, Calgary, Alberta

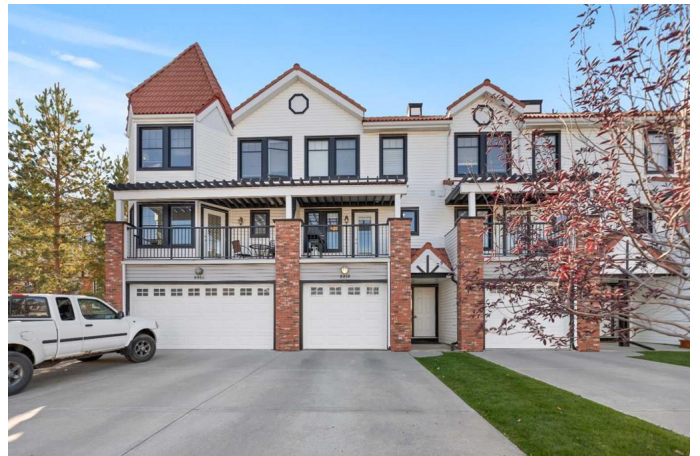
Welcome to this bright and spacious townhouse in a fantastic location, close to shopping, schools, transit, the YMCA Rocky Ridge Recreation Centre, and endless walking/biking paths. Enjoy the convenience of an attached oversized single garage that's fully drywalled and insulated, plus the comfort of central air conditioning for those warm summer days.

Inside, the south-facing living room overlooks the private courtyard and fills the home with natural light. The upper level features two generous primary bedrooms, each complete with a 4-piece ensuite, walk-in closet, and large windows. The main floor also offers great functionality with a cozy living space, while the lower level provides plenty of storage, including a large storage room and additional space under the entryway.

Extra features include in-floor electric heat at the entrance, rough-in for central vacuum, and a gas line for your BBQ on the rear deck. The fenced backyard and welcoming courtyard make this home perfect for both relaxing and entertaining.

This well-maintained property combines comfort, convenience, and thoughtful design â€” a great opportunity in a desirable community!

Built in 2006



Essential Information

MLS® #	A2259563
Price	\$445,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,446
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	8918 Royal Oak Way Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G6B4

Amenities

Amenities	Gazebo
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Close to Clubhouse, Gazebo
Roof	Clay Tile
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	4
Zoning	M-CG d35

Listing Details

Listing Office	Creekside Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.