

# \$480,000 - 8930 Royal Oak Way Nw, Calgary

MLS® #A2208227

**\$480,000**

2 Bedroom, 3.00 Bathroom, 1,415 sqft  
Residential on 0.03 Acres

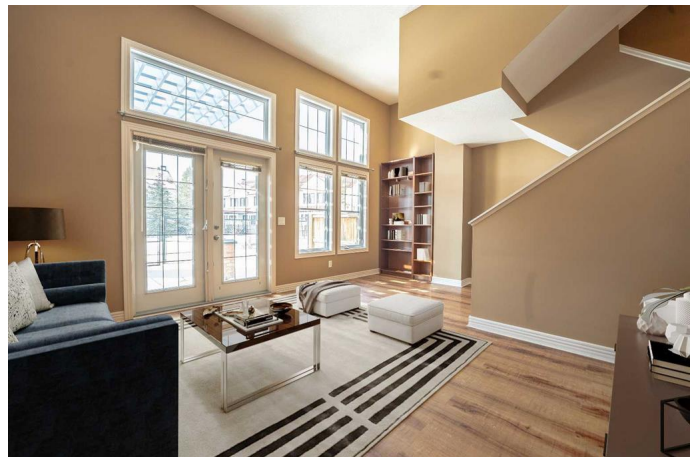
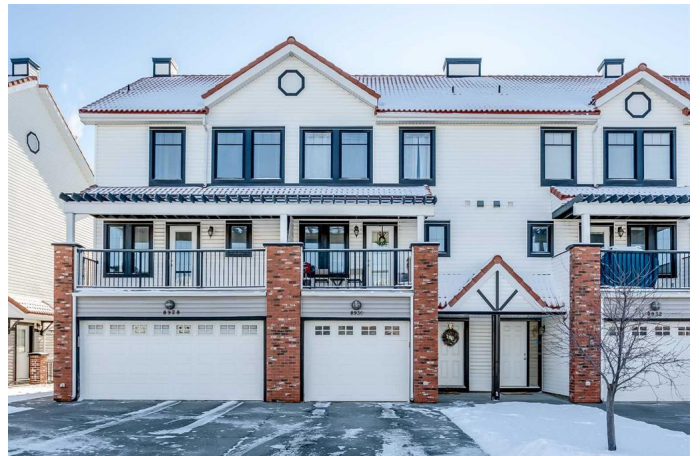
Royal Oak, Calgary, Alberta

Welcome home! This multi-level townhouse in the desirable and convenient community of Royal Oak boasts 2 bedroom, 2.5 bathrooms, 12â€™™ ceilings with large windows that brings in an abundance of natural light. The spacious living area has a set of french doors to your fenced backyard, complete with a patio and grassed area, plus a natural gas hook up for your BBQ. The kitchen layout is very functional. Host meals in the dining area then spill out onto the balcony for some fresh air. Rounding out the main floor is a half bathroom and a convenient laundry area. The upper floor has 2 bedrooms, each with its own 4-piece ensuite and walk-in closets! The undeveloped basement allows for extra storage space, or can be finished to accommodate a gym, play room, even spa. This townhouse is in a great location close to schools, shopping, public transit, restaurants, and the ring road. Call your realtor today to view it before its gone!

Built in 2006

## Essential Information

MLS® #	A2208227
Price	\$480,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,415
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	8930 Royal Oak Way Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G6B4

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	French Door, High Ceilings, Laminate Counters, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind
Roof	Clay Tile
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed            April 3rd, 2025  
Days on Market        5  
Zoning                    M-CG

## **Listing Details**

Listing Office            KIC Realty

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