

\$739,000 - 206 Royal Oak Bay Nw, Calgary

MLS® #A2243357

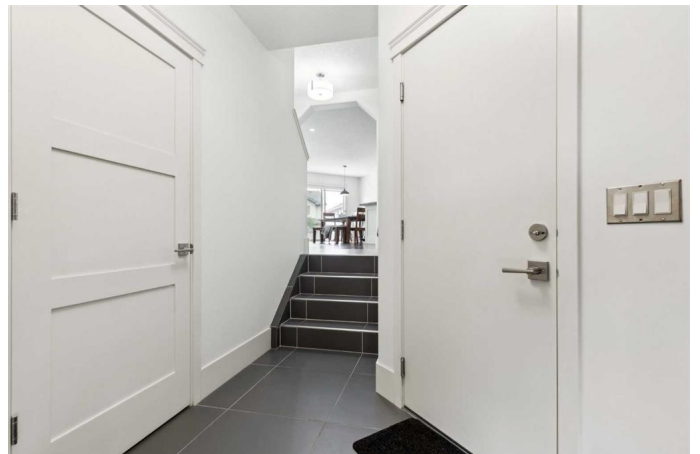
\$739,000

3 Bedroom, 4.00 Bathroom, 1,681 sqft
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

This tastefully renovated home is located in a quiet cul-de-sac in the family-oriented community of Royal Oak, within walking distance of the Rocky Ridge YMCA, grocery stores, banking, and schools. This property features modern design including 3 bedrooms, 3.5 bathrooms, a fully developed basement and a 2-car attached garage. The exterior is vinyl with stone and fibre-cement accents, and the home features a new roof (2024) with Class 4 hail impact rated shingles, a hot water tank (2017), furnace (2016; serviced regularly), and air conditioning. Garden lovers will appreciate the back yard, with its custom stamped concrete edging, fruit trees and two self-watering garden beds. A natural gas BBQ hookup adorns the spacious stamped concrete and exposed aggregate patio area. The open-concept main floor is naturally bright, with custom cabinetry and pull-out soft-close drawers, a pantry, sliding patio doors to the back yard, and a brick fireplace. The upper level features a bonus room, laundry area, a huge master bedroom with a 5-piece ensuite with in-floor heating, a walk-in closet with built-in shelving and drawers, two additional bedrooms and a second bath. The fully finished basement offers flexibility as another bedroom, bonus room, or a recreation spot, with a bar area and 4-piece bathroom with in-floor heating. This property has an efficient layout and modern upgrades.

Built in 2005



Essential Information

MLS® #	A2243357
Price	\$739,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,681
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	206 Royal Oak Bay Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G6A4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, No Smoking Home, Pantry
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features None
Lot Description Back Yard
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 28th, 2025
Days on Market 7
Zoning R-CG
HOA Fees 217
HOA Fees Freq. ANN

Listing Details

Listing Office ComFree

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