



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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37 Royal Oak Plaza NW  
Calgary, Alberta

MLS # A2245861



\$489,900

|             |                                                                                                                     |            |                                                     |
|-------------|---------------------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------|
| Heating:    | Fireplace(s), Forced Air, Natural Gas                                                                               | Water:     | Public                                              |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                      | Sewer:     | Public Sewer                                        |
| Roof:       | Concrete                                                                                                            | Condo Fee: | \$ 396                                              |
| Basement:   | Partial, Partially Finished                                                                                         | LLD:       | -                                                   |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                                                                                     | Zoning:    | DC (pre 1P2007)                                     |
| Foundation: | Poured Concrete                                                                                                     | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features:   | Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s) |            |                                                     |
| Inclusions: | N/A                                                                                                                 |            |                                                     |

Welcome to this well-maintained, smoke-free and pet-free townhome offering over 1,340 sq.ft. of stylish and functional living space. Located in a convenient and sought-after area, this home shows true pride of ownership throughout. The main level features heated tile flooring in the front entry and garage entry, paired with rich hardwood floors for a warm and inviting feel. The spacious living room impresses with soaring ceilings, a ceiling fan, and a gas fireplace with tile surround and mantle, creating a cozy atmosphere. A garden door leads to one of two private decks, perfect for outdoor relaxation. The kitchen is both functional and welcoming, complete with maple cabinetry, subway tile backsplash, pot drawers, a breakfast bar, and a large dining nook that easily accommodates a full-sized table &mdash; ideal for family meals or entertaining. A convenient 2-piece bathroom and main-floor laundry complete this level. The second private deck is just off the kitchen for added outdoor enjoyment. Upstairs, you&rsquo;ll find two oversized master bedrooms, each with its own 4-piece ensuite bathroom and walk-in closet, offering plenty of space and privacy &mdash; a perfect setup for roommates, guests, or a home office arrangement. The partially finished basement includes heated tile at the garage entry and offers additional storage or potential for further development. The home includes a rare three parking spaces &mdash; an oversized single attached garage and two more outside. Situated close to schools, bus stops, and shopping centres, this townhome is the perfect blend of comfort, location, and value. With a new dishwasher and many thoughtful upgrades, this is an opportunity you won&rsquo;t want to miss!