

# \$775,000 - 472 Royal Oak Heights Nw, Calgary

MLS® #A2236404

**\$775,000**

4 Bedroom, 4.00 Bathroom, 1,770 sqft

Residential on 0.13 Acres

Royal Oak, Calgary, Alberta

\*Open House Saturday July 5 from 1:00 - 4:00 pm. Tucked away on a quiet pie-shaped lot in the desirable Cascades of Royal Oak, this lovely 2,500 total square foot, two-storey detached home offers the perfect blend of comfort, style, and location. Backing directly onto serene walking paths and a natural reserve, this home invites you to embrace both nature and convenience. Step into a warm and welcoming open floor plan, where fresh paint throughout and walnut hardwood floors lead you through a bright living space anchored by a cozy gas fireplace with a striking new tile surround. The chef-inspired kitchen features stainless steel appliances—including a new Bosch dishwasher, faucet and hood fan—granite countertops, new subway tile backsplash, corner pantry, and a central island perfect for prep and entertaining. The sunny dining room, with its soaring 11-ft ceilings and wraparound windows, provides stunning southwest exposure and tranquil backyard views—your morning coffee just got an upgrade. Upstairs, a spacious bonus room with cathedral ceilings creates a versatile retreat, while three well-sized bedrooms include a serene primary suite with its own 4-piece ensuite and walk-in closet. An additional full bathroom rounds out the upper floor and new plush carpeting throughout adds to the comfort and polish. The fully finished basement offers a fantastic recreation area ideal for a home theatre, plus a fourth bedroom with walk-in closet and a convenient



2-piece bathroom. Outside, your backyard oasis is ready for summer living: a brand-new wood deck with custom planters and privacy screens, lush manicured sod, and established perennials all set against a peaceful backdrop. Additional highlights include a fully finished and heated double attached garage, Hunter Douglas wooden blinds, central air-conditioning and a premium \$1,500 UV air purifier. With easy access to the community's walking path system, schools, LRT and transit, the Shane Homes YMCA, Royal Oak shopping and Butterfield Acres, this home combines thoughtful updates, a superb location, and a true sense of pride of ownership.

Built in 2004

**Essential Information**

MLS® #	A2236404
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,770
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	472 Royal Oak Heights Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3G 5S4

### Amenities

Amenities Park  
Parking Spaces 2  
Parking Double Garage Attached, Heated Garage  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Garden, Other, Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Many Trees, Pie Shaped Lot, Private, See Remarks, Street Lighting, Treed, Secluded  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 3rd, 2025  
Days on Market 2  
Zoning R-CG  
HOA Fees 218  
HOA Fees Freq. ANN

### Listing Details

Listing Office

Charles

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.