

\$869,900 - 49 Royston Grove Nw, Calgary

MLS® #A2245135

\$869,900

3 Bedroom, 3.00 Bathroom, 2,353 sqft
Residential on 0.08 Acres

Haskayne, Calgary, Alberta

THIS HOME HAS BIG “YOU MADE IT” ENERGY WITHOUT THE NEED TO PRETEND YOU LIKE WINE CELLARS.

Welcome to 49 Royston Grove NW, a Jefferson model from Homes by Avi that balances clean design, thoughtful upgrades, and just the right amount of showing off. With over 2,350 square feet of living space, this 3-bedroom, 2.5-bathroom home manages to be both impressive and entirely livable. The MAIN FLOOR INCLUDES A FLEX ROOM (for office-ing, yoga-ing, or closing the door and pretending you’re busy), a living room with a 50” ELECTRIC FIREPLACE on a full-height feature wall, and a kitchen that deserves its own slow-motion montage: quartz countertops, 42” uppers, a WALL OVEN, BUILT-IN MICROWAVE, CHIMNEY HOOD FAN, SILGRANIT SINK, and a 30” GAS COOKTOP—all lit up by a 3-section patio door that opens to a 10'x11' deck with a gas line ready for BBQ season.

Upstairs, the layout finally gives everyone what they want—space and privacy. ALL THREE BEDROOMS COME WITH WALK-IN CLOSETS (because adulthood includes hoarding throw pillows and Costco-sized detergent), and the bonus room is big enough for a sectional, gaming setup, and that oversized bean bag chair you swore you’d get rid of. The laundry room is smartly tucked on this floor—right where laundry happens—and the main bath has plenty of elbow room thanks to a three-piece setup. But



the real prize is the master bedroom: a sunny retreat with a FIVE-PIECE ENSUITE that includes a DEEP SOAKER TUB, FULLY TILED GLASS SHOWER, and a DOUBLE VANITY with enough counter space to keep the peace during rushed mornings.

And while it's easy to get distracted by the pretty stuff, THIS HOME IS STACKED WITH SUBSTANCE. It's Build Green Registered, which means better efficiency, lower utility bills, and a smug sense of environmental responsibility. You've got UPGRADED INSULATION (R19 in the basement, R50 in the attic), a 200 AMP ELECTRICAL PANEL, SOLAR CONDUIT ROUGHED-IN from the attic to the mechanical room, and a ROUGH-IN FOR A CAR CHARGER in the garage—because whether you're driving a Tesla or just planning ahead, the future is clearly invited. Even the rain barrel is included, which is equal parts practical and Pinterest-y. Add in a side entrance for potential basement development, and you've got flexibility built right into the blueprint.

And then there's Rockland Park. If you haven't driven through yet, prepare to be a little smug about discovering it early. This is northwest CALGARY'S ONLY NEW MASTER-PLANNED COMMUNITY WITH A PRIVATE HOA FACILITY—complete with a pool, hot tub, splash park, skating rink, and clubhouse. You're surrounded by nature, steps from pathways and greenspace, and close enough to major routes to keep your commute civilized.

49 Royston Grove NW isn't just another listing—it's a home with backbone, brains, and a bit of swagger. Come see it before someone else brags about buying it. ⚠ PLEASE NOTE: Photos are of a finished Showhome of the same model—fit & finish may differ on spec home. Interior selections & floorplans shown in photos

Built in 2025

Essential Information

MLS® #	A2245135
Price	\$869,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,353
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	49 Royston Grove Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0M3

Amenities

Amenities	Clubhouse, Park, Playground, Recreation Facilities, Outdoor Pool
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Concrete Driveway
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Breakfast Bar, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator

Heating	High Efficiency, Forced Air, Natural Gas, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Entrance, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	35
Zoning	R-G
HOA Fees	700
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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