

\$649,900 - 270 Royal Oak Court Nw, Calgary

MLS® #A2252578

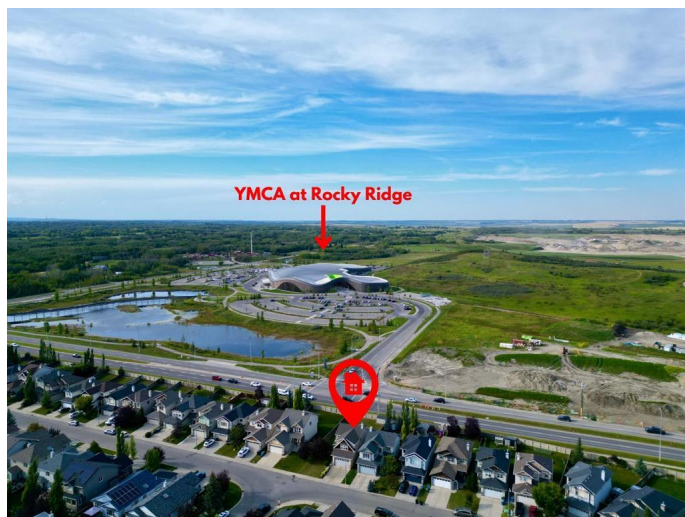
\$649,900

4 Bedroom, 4.00 Bathroom, 1,701 sqft

Residential on 0.16 Acres

Royal Oak, Calgary, Alberta

Situated on an oversized lot with a fully fenced backyard, this residence is ideal for those who appreciate outdoor living as much as the warmth of a well-appointed interior. The heart of the home begins in the kitchen, where raised breakfast bar seating invites casual conversations while stainless steel appliances, a corner pantry, and ample cabinetry make cooking both practical and enjoyable. A built-in desk space adds versatility, perfect for homework, meal planning, or a tidy home office nook. The adjoining eating area opens directly to the back deck, creating seamless indoor-outdoor living and easy access to summer barbecues or enjoying your morning coffee. Overlooking it all is the welcoming living room, anchored by a fireplace with a tile surround and wooden mantle. Large windows flood the space with natural light while framing views of the expansive backyard, a true retreat featuring a fire pit for cozy evenings, a storage shed, and plenty of room for gardening, play, or entertaining. A 2pc powder room and main floor laundry complete this main level. Upstairs, a spacious bonus room offers endless possibilities—a playroom, media lounge, or quiet retreat. The primary suite is a haven of its own with a large bedroom, walk-in closet, and a 4-piece ensuite boasting a soaking tub and separate stand-alone shower. Two additional bedrooms share another 4-piece bathroom, completing a family-friendly upper level. The fully developed basement extends the living space with an open family



room and wet bar”perfect for game nights or hosting friends. A fourth bedroom and full bathroom ensure comfort and privacy for guests or older children. Additional features include a newer roof in 2022. From its functional layout to its inviting outdoor spaces, this home is designed to meet the needs of modern living while offering plenty of room to grow, gather, and create lasting memories.

Built in 2004

Essential Information

MLS® #	A2252578
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,701
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	270 Royal Oak Court Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5V3

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Breakfast Bar
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Other
Lot Description Back Yard, Lawn, No Neighbours Behind
Roof Asphalt Shingle
Construction Stone, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed August 29th, 2025
Days on Market 48
Zoning R-CG
HOA Fees 225
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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.