



# 103 Royal Manor Calgary Alberta

\$519,900

Welcome to this beautifully updated 4-bedroom, 4-bathroom end-unit townhouse located in the desirable community of Royal Oak. Perfectly situated on an interior lot backing onto a greenspace, just a short walk away from the LRT station. Step inside and discover an open-concept main floor that features 9 foot ceilings, abundant natural light, and fresh paint throughout. The spacious living area is anchored by a cozy corner fireplace, while the adjacent dining and kitchen spaces are great for entertaining. The kitchen is equipped with a breakfast bar, stainless steel appliances, and plenty of counter space. The main floor also has a flex area that provides an ideal spot for a home office or study area. Upstairs, there is a massive primary bedroom that features a walk-in closet and a private 4-piece ensuite, complemented by two additional generous bedrooms and a full bathroom. Downstairs, the fully finished basement extends your living space with a large family/rec/fitness room, a fourth bedroom, and another full bathroom; perfect for guests or teens. Recent upgrades include a new furnace, hot water tank, and washer/dryer. This home is carpet-free for easy maintenance and already professionally cleaned so it is move-in-ready! Enjoy the convenience of an attached garage and the peace of mind of a well-managed complex with low condo fees. Located close to the Royal Oak Shopping Centre, YMCA, schools, parks, and with quick access to Stoney and Crowchild Trails, this property combines comfort, convenience, and value. Do not miss your chance to own this exceptional townhouse in one of NW Calgary's most sought-after communities! (id:6769)

Primary Bedroom 17.42 Ft x 13.75 Ft  
 Bedroom 14.50 Ft x 9.50 Ft  
 Bedroom 10.58 Ft x 9.25 Ft  
 4pc Bathroom 7.92 Ft x 4.92 Ft  
 4pc Bathroom 7.83 Ft x 4.92 Ft  
 Family room 22.67 Ft x 10.25 Ft  
 Bedroom 12.25 Ft x 8.58 Ft

4pc Bathroom 8.58 Ft x 5.00 Ft  
 Kitchen 11.17 Ft x 10.75 Ft  
 Dining room 13.17 Ft x 7.92 Ft  
 Living room 19.17 Ft x 13.83 Ft  
 Office 11.25 Ft x 8.17 Ft  
 2pc Bathroom 6.33 Ft x 3.75 Ft

Listing Presented By:



Originally Listed by:  
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## RE/MAX Realty Professionals

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