



# 140 Royal Oak Gardens Calgary Alberta

\$415,000

This south-facing 3-bedroom townhome offers a perfect blend of comfort and convenience. Situated in the interior of the complex, the home features a private, landscaped rear yard with a patio—ideal for outdoor relaxation. The fully finished basement provides versatile space for a hobby room, home office, or extra living area. An attached garage adds convenience, offering direct access to the home and additional storage. Located just minutes from Royal Oak Centre, YMCA, shopping, dining, and a variety of local amenities, this townhome offers easy access to everything you need while providing a quiet retreat. Don't miss out—schedule your showing today or check out the 3D tour (id:6769)

Recreational, Games room 14.76 Ft x 11.84 Ft  
Other 7.68 Ft x 6.33 Ft  
Storage 7.68 Ft x 5.41 Ft  
Laundry room 7.58 Ft x 3.08 Ft  
Furnace 9.68 Ft x 6.43 Ft  
Living room 13.68 Ft x 10.01 Ft  
Kitchen 9.84 Ft x 9.51 Ft  
Dining room 9.00 Ft x 8.01 Ft

Foyer 7.32 Ft x 4.27 Ft  
2pc Bathroom 4.82 Ft x 4.27 Ft  
Primary Bedroom 11.91 Ft x 10.83 Ft  
Other 8.01 Ft x 5.74 Ft  
Bedroom 9.84 Ft x 8.60 Ft  
Bedroom 9.68 Ft x 9.09 Ft  
4pc Bathroom 11.19 Ft x 10.24 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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