



97 Royal Manor Calgary Alberta

\$475,000

WELL-MAINTAINED 2-STORY NW TOWNHOME BACKING ONTO GREEN SPACE IN DESIRABLE ROYAL OAK!

Welcome to this beautifully maintained 2-storey townhome in a quiet, well-managed complex in the heart of Royal Oak, one of NW Calgary's most popular family-friendly communities. This home offers excellent value with 2 bedrooms, 2.5 bathrooms, bonus room, an attached single garage, central A/C, and an unfinished basement, all while a rear patio backs onto a small green space offering more privacy than typical townhome living. Step inside to a bright and functional open-concept main floor, featuring tall ceilings & a spacious foyer, a well-laid-out kitchen with Granite countertops, stainless steel appliances, and plenty of cabinet space. The kitchen flows seamlessly into the dining area and the comfortable living room, complete with a corner gas fireplace and large windows that fill the space with natural light. A patio door leads out to your large private patio overlooking the green space, making it an ideal spot to relax with a morning coffee or enjoy summer evenings with friends. A convenient 2-piece powder room and mudroom with access to the garage complete the main level. Upstairs, you'll find a generous primary bedroom with a walk-in closet and a 4-piece ensuite, along with a second well-sized bedroom and an additional 4-piece bathroom. A bonus loft provides excellent flexibility and works perfectly as a home office, reading nook, or additional living space. The unfinished basement offers plenty of room for future development or storage and includes the laundry area. This home has been exceptionally well cared for, is spotless throughout, and clearly reflects pride of ownership. The home also has a single attached garage and driveway parking. Additional peace of mind comes with a new hot water tank installed in October 2025. Located in the mature community of Royal Oak, there...

Loft 18.17 Ft x 13.83 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Bedroom 10.50 Ft x 9.25 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Foyer 9.08 Ft x 11.25 Ft

Kitchen 11.00 Ft x 11.17 Ft

Dining room 6.25 Ft x 11.17 Ft

Living room 13.83 Ft x 19.17 Ft

2pc Bathroom 3.75 Ft x 6.25 Ft

Other 7.08 Ft x 8.00 Ft

Primary Bedroom 17.42 Ft x 13.75 Ft

Listing Presented By:



Originally Listed by:
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