

# \$739,000 - 206 Royal Oak Bay Nw, Calgary

MLS® #A2243357

**\$739,000**

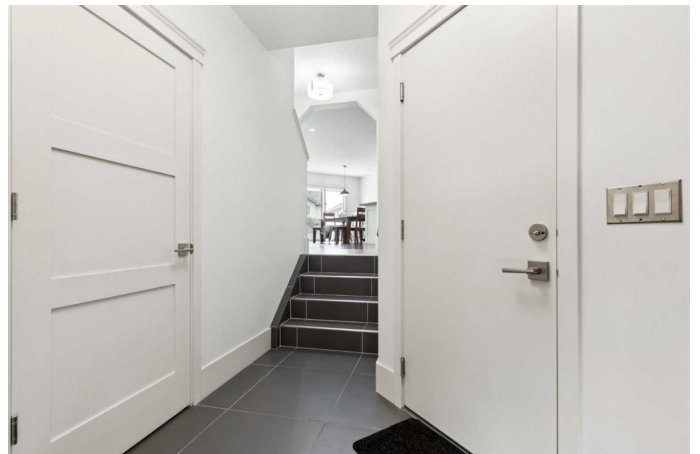
3 Bedroom, 4.00 Bathroom, 1,681 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

This tastefully renovated home is located in a quiet cul-de-sac in the family-oriented community of Royal Oak, within walking distance of the Rocky Ridge YMCA, grocery stores, banking, and schools. This property features modern design including 3 bedrooms, 3.5 bathrooms, a fully developed basement and a 2-car attached garage. The exterior is vinyl with stone and fibre-cement accents, and the home features a new roof (2024) with Class 4 hail impact rated shingles, a hot water tank (2017), furnace (2016; serviced regularly), and air conditioning. Garden lovers will appreciate the back yard, with its custom stamped concrete edging, fruit trees and two self-watering garden beds. A natural gas BBQ hookup adorns the spacious stamped concrete and exposed aggregate patio area. The open-concept main floor is naturally bright, with custom cabinetry and pull-out soft-close drawers, a pantry, sliding patio doors to the back yard, and a brick fireplace. The upper level features a bonus room, laundry area, a huge master bedroom with a 5-piece ensuite with in-floor heating, a walk-in closet with built-in shelving and drawers, two additional bedrooms and a second bath. The fully finished basement offers flexibility as another bedroom, bonus room, or a recreation spot, with a bar area and 4-piece bathroom with in-floor heating. This property has an efficient layout and modern upgrades.

Built in 2005



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243357    |
| Price          | \$739,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,681       |
| Acres          | 0.10        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 206 Royal Oak Bay Nw |
| Subdivision | Royal Oak            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3G6A4               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Pantry                                              |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | Central Air                                                                            |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas                                                                                    |
| Has Basement      | Yes                                                                                    |

Basement                      Finished, Full

**Exterior**

Exterior Features    None  
Lot Description        Back Yard  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             July 28th, 2025  
Days on Market        5  
Zoning                   R-CG  
HOA Fees                217  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office           ComFree

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