

# \$760,000 - 432 Royal Oak Circle Nw, Calgary

MLS® #A2257362

**\$760,000**

4 Bedroom, 4.00 Bathroom, 1,814 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

Notable features of this home include: Backing onto Walking Paths, Fresh Paint, Air conditioning, Irrigation system, Insulated garage, Gas line for BBQ, Gazebo. This stunning 2-storey home is ideally located in the highly desirable Royal Oak community, showcasing 4 bedrooms, 3.5 bathrooms, a fully finished basement, and and backs onto green space.

Step into the bright and welcoming main floor featuring hardwood floors and an open-concept layout. The spacious living room includes a cozy gas fireplace, while the west-facing backyard offers beautiful decking and a serene, park-like settingâ€”perfect for relaxing or entertaining.

Upstairs, youâ€™ll find a primary bedroom complete with a walk-in closet and a 4-piece ensuite. Two additional bedrooms and a 4-piece main bathroom complete the upper level.

The fully developed basement offers even more living space with a 3-piece bathroom, a wet bar, a recreation area, and an additional bedroom.

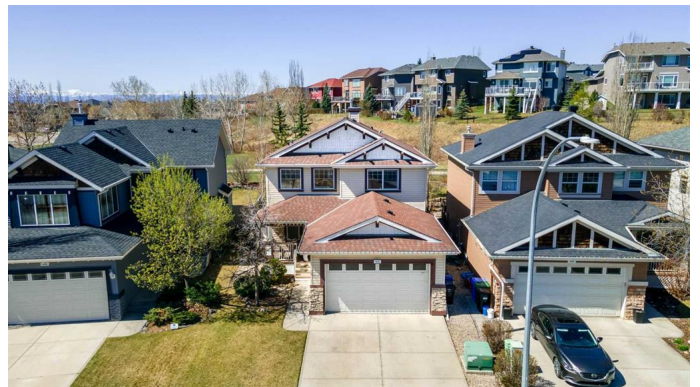
This home is just minutes from Schools, shopping, restaurants, playgrounds, YMCA and more.

Built in 2003

## Essential Information

MLS® #

A2257362



|                |             |
|----------------|-------------|
| Price          | \$760,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,814       |
| Acres          | 0.12        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 432 Royal Oak Circle Nw |
| Subdivision | Royal Oak               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 4X8                 |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, See Remarks                                                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                                      |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Garden, Other, Storage                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Garden, Gazebo, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                                      |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 24                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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