16 Royal oak Heights NW

Calgary | Active | MLS® A2345051

$849,999.99









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2003**	**1,623.29 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to 16 Royal Oak Heights NW, a beautifully updated 4-bedroom, 2.5-bathroom home offering the perfect blend of modern upgrades, everyday comfort, and exceptional outdoor living in the highly desirable community of Royal Oak.

With over $80,000 invested in recent upgrades and improvements, this meticulously maintained home showcases true pride of ownership, with thoughtful enhancements both inside and out.

From the moment you step inside, you'll appreciate the bright, inviting atmosphere, complemented by updated flooring throughout (2025), modern light fixtures, and stylish finishes that create a warm and welcoming space for both everyday living and entertaining.

The beautifully refreshed kitchen features elegant quartz countertops, updated tile, a stainless steel sink and faucet, modern cabinetry hardware, and a new dishwasher (2025). These thoughtful updates bring a fresh, contemporary feel to the heart of the home. The upgrades continue into the primary ensuite, where quartz countertops, updated tile, dual porcelain sinks, new faucets, and modern fixtures create a refined and relaxing retreat.

Beyond its stylish interior, this home offers significant investments in comfort, efficiency, and long-term peace of mind. Major improvements include a new furnace (2026), central air conditioning (2023), and a new hot water tank (2022). Additional updates include a replaced living room window, two new toilets (2025), updated lighting in select areas, and professional fireplace inspection and maintenance.
Step outside and discover a backyard designed for making the most of Calgary's warmer months. The impressive cedar deck, completed in 2022, provides an exceptional space for summer BBQs, outdoor dining, and entertaining family and friends. Newly planted spruce trees add natural beauty and growing privacy, creating an inviting outdoor retreat you'll enjoy for years to come.

With four spacious bedrooms and 2.5 bathrooms, this home offers the versatility to accommodate growing families, overnight guests, or a dedicated home office. Situated in the established and family-friendly community of Royal Oak, you'll enjoy convenient access to parks, walking pathways, schools, shopping, restaurants, and everyday amenities. Excellent connectivity to major roadways makes commuting and exploring Calgary a breeze.
Beautifully updated, thoughtfully maintained, and move-in ready, 16 Royal Oak Heights NW stands out with its extensive recent improvements, modern comforts, and exceptional outdoor entertaining space. This is a fantastic opportunity to enjoy a well-cared-for home in one of Northwest Calgary's most sought-after communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345051
Bedrooms	4

Bathrooms	3
Year Built	2003
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,623.29 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	6,070 sq. ft.
Lot Frontage:	56'1"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	5
Year built:	2003 (Age: 23)
Bedrooms:	4 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	3
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0211123

Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$234.00
City Quadrant:	Northwest
Community:	Royal Oak
Amenities:	Park
Appliances:	Central Air Conditioner, Dishwasher, Gas Oven, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Inclusions:	Shed
Restrictions:	None Known

Main Floor	Breakfast Nook · 8'8" × 7'11" ·
Main Floor	Dining Room · 13' × 11'9" ·
Main Floor	Kitchen · 18'1" × 15' ·
Main Floor	Living Room · 15'11" × 13'11" ·
Main Floor	Office · 10'11" × 10' ·
Main Floor	Bedroom - Primary · 13'10" × 11'11" ·
Basement	Bedroom · 13'4" × 12'5" ·
Basement	Bedroom · 12'4" × 10'3" ·
Basement	Bedroom · 15'1" × 12'10" ·
Basement	Game Room · 29'1" × 21' ·
Basement	Storage · 12'10" × 7'7" ·
Basement	Furnace/Utility Room · 17'10" × 15'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/16-royal-oak-heights-nw-calgary-a2345051/

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