160 Royal Oak Heights NW

Calgary | Active | MLS® A2356561

$749,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2004**	**2,316 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome to this exceptionally well maintained former show home in Royal Oak, offering over 2,300 sq. ft. above grade, a fully developed basement and a massive 6,854 sq. ft. lot, a size that is increasingly difficult to find in Calgary. Bright, spacious and thoughtfully laid out, the main floor features high ceilings, large windows, hardwood flooring, built in speakers and a comfortable living room with gas fireplace. The kitchen offers granite countertops, a centre island, plenty of cabinetry and a large walk in pantry, with an adjoining breakfast nook plus a separate dining room. Main floor laundry and a half bath complete this level. Upstairs you will find a large bonus room, three well sized bedrooms and two full bathrooms, including a spacious primary suite with walk in closet and ensuite featuring a soaker tub and separate shower. The fully developed basement provides even more living space with a huge recreation and family room, fourth bedroom, full bathroom and a theatre sound system, making it a great space for movies and entertaining. Outside, the oversized fenced backyard is a true standout, offering an incredible amount of space for kids, pets, entertaining or simply enjoying your own backyard, with electrical already in place for a future hot tub. An attached double garage and driveway provide plenty of parking. Ideally located close to schools, parks, playgrounds, shopping and the Shane Homes YMCA at Rocky Ridge. A spacious, exceptionally clean and well cared for home on one of the larger lots you will find in Royal Oak.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356561
Bedrooms	4
Bathrooms	4
Year Built	2004
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:	2 Storey

Total Living Area:	2,316 sq. ft.
Main Level Finished Area:	1,170 sq. ft.
Upper Level Finished Area:	1,146 sq. ft.
Below Grade Finished Area:	1,089 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	6,845 sq. ft.
Lot Frontage:	52'2¾"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2004 (Age: 22)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0410230
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
HOA Fee:	$225.00
City Quadrant:	Northwest
Community:	Royal Oak
Amenities:	None
Appliances:	Dishwasher, Disposal, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Inclusions:	none
Restrictions:	Encroachment, Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 12'9" × 10'1" ·
Main Floor	Kitchen · 18' × 13' ·
Main Floor	Laundry · 10' × 7'1" ·
2nd Floor	Bedroom · 11'1" × 10'6" ·
2nd Floor	Bedroom · 11' × 9'11" ·
2nd Floor	Family Room · 17'4" × 12'10" ·
2nd Floor	Bedroom - Primary · 15'9" × 12'6" ·

Basement	Bedroom · 13'2" × 12'3" ·
Basement	Game Room · 27'10" × 17' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, See Remarks
Lot Features:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Back Lane, No Neighbours Behind, Rectangular Lot
Num. of Parcels:	0
Fencing:	Cross Fenced, Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/160-royal-oak-heights-nw-calgary-a2356561/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.