176 Royal Oak Terrace NW

Calgary | Active | MLS® A2352115

$699,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2007**	**1,675.77 sq. ft.**

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Listed by CIR Realty

A closer look

Beautifully maintained two-storey home in Royal Oak with 4 bedrooms, 3 full baths plus a powder room, and roughly 2,200 sq ft of developed space (1,676 above grade plus approx. 525 sq ft finished basement with egress windows). The oversized double attached garage is insulated, drywalled and heated, with overhead storage, a work bench and room for a full-size truck.

A fully owned 27 panel solar system (11,000 kWh estimated annual production) helps offset utility costs, while central air conditioning and an updated high efficiency furnace keep the home comfortable. Inside are hardwood, tile, carpet and vinyl plank flooring, recessed lighting, a kitchen island, main floor laundry and a tile-framed gas fireplace in the living room. The upper level family room adds flexible living space, and the primary bedroom features a four-piece ensuite with a soaker tub.

The private west-facing yard includes a deck, hot tub, large shed, established trees and automated underground sprinklers. A convenient location with the YMCA, schools and shopping close by, plus quick access to Stoney Trail and Crowchild Trail for easy commuting.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352115
Bedrooms	4
Bathrooms	4
Year Built	2007
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:	1,675.77 sq. ft.
Main Level Finished Area:	675.72 sq. ft.
Upper Level Finished Area:	849.97 sq. ft.
Below Grade Finished Area:	629.13 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,961 sq. ft.
Lot Frontage:	37' 1/8 "
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2007 (Age: 19)
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:	0610521
Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Drop Ceiling
Foundation:	Poured Concrete
Builder:	Jayman
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame, Wood Siding
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Tile
Water Supply:	Public
Sewer:	Public Sewer
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street, See Remarks
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$225.00
City Quadrant:	Northwest
Community:	Royal Oak
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Garden shed, Hot tub with cover, Tire rack shelves, Garage ceiling storage, Solar system
Restrictions:	Restrictive Covenant
Main Floor	Living Room · 15'9" × 11'10" ·
Main Floor	Kitchen · 15'10" × 15'7" ·
Main Floor	Dining Room · 8'11" × 8'2" ·

2nd Floor	Family Room · 15'5" × 12'10" ·
2nd Floor	Bedroom - Primary · 14'3" × 11'3" ·
2nd Floor	Bedroom · 11'2" × 10'9" ·
2nd Floor	Bedroom · 11'3" × 10' ·
Basement	Game Room · 14'5" × 11'7" ·
Basement	Bedroom · 14'4" × 11'8" ·
Basement	Furnace/Utility Room · 12'9" × 8'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Central Vacuum, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Yard, Storage
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, No Back Lane, Private, Rectangular Lot, Treed, Underground Sprinklers
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	RC-2
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/176-royal-oak-terrace-nw-calgary-a2352115/

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