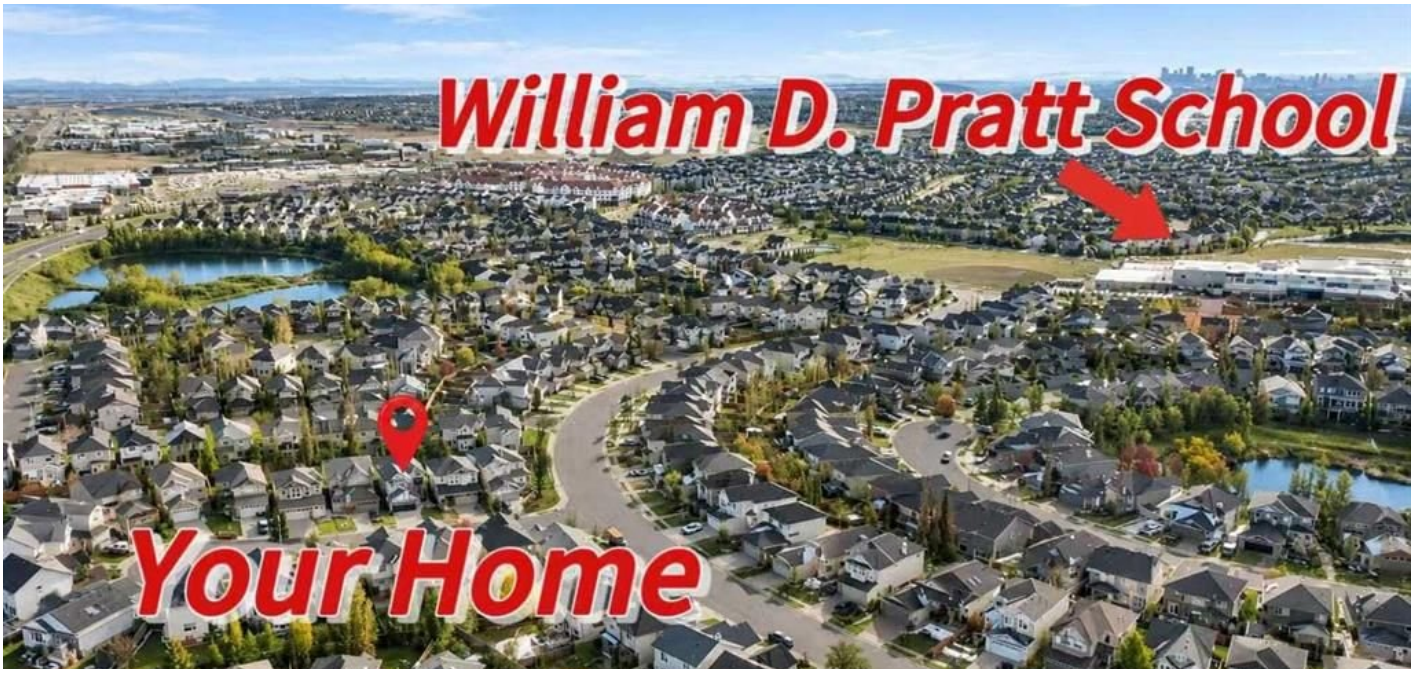
210 Royal Oak Bay NW

Calgary | Active | MLS® A2356891

$809,990









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2005**	**2,248.93 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

WALKING DISTANCE TO SCHOOLS | MASSIVE PRIMARY BEDROOM SUITE | NEWLY DEVELOPED BASEMENT WITH TWO LARGE RECREATION AREAS | MAIN FLOOR HOME OFFICE | OVER 3,100 SQ.FT. OF DEVELOPED LIVING SPACE | DOUBLE ATTACHED GARAGE - Welcome to this exceptional family home in the highly desirable community of ROYAL OAK, offering the perfect combination of space, functionality, and convenience! Ideally located within walking distance to schools, parks, and playgrounds, this beautiful two-storey home offers over 3,100 SQ.FT. OF DEVELOPED LIVING SPACE, including 2,250 sq.ft. above grade. Step inside to discover a bright, open-concept main floor featuring 9-FOOT CEILINGS, beautiful hardwood flooring, and abundant natural light. The spacious living room features a cozy fireplace and flows seamlessly into the kitchen, complete with generous cabinetry, a breakfast bar, and a dining area with direct access to the large deck and backyard. A standout feature is the DEDICATED MAIN FLOOR HOME OFFICE, providing an ideal space for working from home, studying, or running a business. A separate laundry room adds everyday convenience. Upstairs, the true showstopper is the MASSIVE PRIMARY BEDROOM SUITE, offering exceptional space for a king-sized bed, additional furniture, and a private sitting area. This impressive retreat features a walk-in closet and SPA-INSPIRED ENSUITE. Two additional spacious bedrooms, a generous bonus room, and another full bathroom complete the upper level. Downstairs, the NEWLY DEVELOPED BASEMENT takes this home's versatility to another level! Featuring TWO MASSIVE RECREATION AREAS, this expansive space offers endless possibilities for a FUTURE HOME GYM, HOME THEATRE, GAMES ROOM, KIDS' PLAYROOM, OR ENTERTAINMENT AREA. With enough room for multiple activities, the basement is designed to grow with your family's needs. An additional bedroom and full bathroom make this level even more functional for guests or extended family. Outside, enjoy a spacious backyard with a large deck and stone patio, perfect for summer barbecues and family gatherings. Additional highlights include a DOUBLE ATTACHED GARAGE, AIR CONDITIONING (2019), NEW FURNACE (2022), and NEW HOT WATER TANK (2023). Conveniently located near shopping, YMCA, parks, and major routes including Stoney Trail and Country Hills Boulevard, this home offers exceptional everyday convenience. With its WALKABLE SCHOOL LOCATION, OVERSIZED PRIMARY SUITE, MAIN FLOOR OFFICE, AND EXPANSIVE BASEMENT WITH TWO RECREATION AREAS, this is an outstanding opportunity to own a spacious family home in Royal Oak!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356891
Bedrooms	4
Bathrooms	4
Year Built	2005
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:	2,248.93 sq. ft.
Acreage:	No
Lot Area:	4,898 sq. ft.
Lot Frontage:	36'2"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	3
Year built:	2005 (Age: 21)
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:	0512710
Heating:	Central, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Other, See Remarks, Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Royal Oak
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Upper Level	Bedroom - Primary · 22'1" × 12'11" ·
Upper Level	Bedroom · 10'6" × 9'6" ·
Upper Level	Bedroom · 11'7" × 9'11" ·
Basement	Bedroom · 11'10" × 11'7" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths

Interior Features:	Bar, Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Exterior Features:	Balcony, Other, Playground, Private Yard
Patio And Porch Features:	Deck, Other
Lot Features:	Back Yard, Interior Lot, Landscaped, Lawn, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/210-royal-oak-bay-nw-calgary-a2356891/

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