249 Royal Terrace NW

Calgary | Active | MLS® A2359269

$1,100,000









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**2003**	**2,148.34 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bamber Realty LTD.

A closer look

Located in the estate area of Royal Oak, this impressive family home sits just four blocks from the CTrain and a short walk to the bus stop, offering both prestige and transit convenience. With over 3,700 sq ft of living space and a substantial 1,600 sq ft main-floor footprint, this property features a beautifully maintained cedar shingle roof, stucco siding, aggregate concrete driveway and front steps, a widened driveway that fits three cars, and a double attached insulated garage. The walkout basement opens to a large concrete patio and private backyard, ideal for indoor-outdoor living. A concrete walkway runs along the side of the house, connecting the front driveway to the backyard patio for easy access and flow between outdoor spaces. The main floor greets you with a spacious foyer, lofty cathedral ceilings and large windows that flood the home with natural light. The oversized kitchen is a showpiece with maple cabinetry, stainless steel appliances and a huge island, plus a walkthrough pantry to the mudroom for seamless daily living. A bright main-floor office and formal dining room add practical living spaces, while gleaming hardwood flows throughout. The main-floor master suite is a standout, featuring a generous bedroom, an extra-large five-piece ensuite with double vanity, separate standing shower, jetted tub and a large walk-in closet. Upstairs, a graceful staircase with handrails leads to two very large bedrooms connected by a bridge that overlooks the main floor, plus a well-appointed four-piece bathroom. The home’s layout is functional yet dramatic, providing separate zones for family living and private retreat. The expansive walkout basement adds three additional bedrooms, another four-piece bathroom and full tiled floors with in-floor heating for year-round comfort. Mechanical features include in-floor heating in the basement, three hot water tanks (one dedicated to the in-floor system) and a central vacuum system and air conditioning, thoughtful details that enhance daily convenience and long-term livability.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359269
Bedrooms	6
Bathrooms	4
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:	1 and Half Storey
Total Living Area:	2,148.34 sq. ft.
Main Level Finished Area:	1,601.65 sq. ft.
Upper Level Finished Area:	546.69 sq. ft.
Below Grade Finished Area:	1,645.46 sq. ft.
Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	48'
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2003 (Age: 23)
Bedrooms:	6 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	3
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0212328
Heating:	In Floor, Fireplace(s), Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House

Roof:	Cedar Shake
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Royal Oak
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Oven-Built-In, Range Hood, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 18'10" × 17'6" ·
Main Floor	Dining Room · 12'7" × 10'1" ·
Main Floor	Kitchen · 14'8" × 13'1" ·
Main Floor	Breakfast Nook · 8'10" × 7'2" ·
Main Floor	Office · 11'6" × 10' ·
Main Floor	Foyer · 9'9" × 7'9" ·
Main Floor	Laundry · 9' × 8'9" ·
Main Floor	Bedroom - Primary · 17'4" × 12'5" ·

2nd Floor	Bedroom · 14'5" × 12'8" ·
2nd Floor	Bedroom · 14'5" × 8'10" ·
Basement	Family Room · 31'10" × 20'9" ·
Basement	Bedroom · 12'10" × 10'9" ·
Basement	Bedroom · 21'4" × 11' ·
Basement	Bedroom · 12'11" × 11'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Central Vacuum, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, Lawn, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/249-royal-terrace-nw-calgary-a2359269/

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