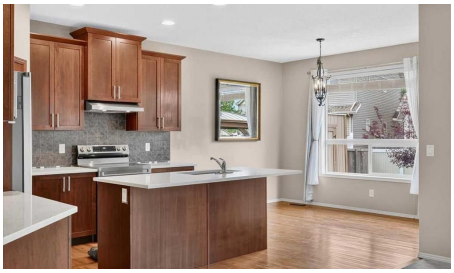
380 Royal Oak Heights NW

Calgary | Active | MLS® A2344413

$659,700









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2006**	**1,818.02 sq. ft.**

Your next move starts with a conversation.

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Listed by Grassroots Realty Group

A closer look

Move-in ready and set on a quiet street, this inviting 2-storey home pairs a thoughtfully designed interior with an exceptionally large west-facing backyard made for spending more time outside. Soaring open-to-above ceilings establish a memorable first impression in the foyer, while 9’ ceilings and hardwood flooring carry through the open main level. Gather around the stone-encased gas fireplace in the living room (new carpet throughout home in 2022) as oversized windows draw in natural light and frame views of the backyard. Cooking and conversation come together in the spacious kitchen, where quartz countertops, stainless steel appliances (new dishwasher 2025, New Stove/Range hood 2022), abundant cabinetry, a pantry and centre island balance style with everyday practicality. Adjacently, the dining area opens directly to the patio, making summer meals and backyard entertaining an easy extension of the home. A convenient powder room and laundry room completes the main floor. Upstairs, a split staircase gives the large bonus room its own sense of separation from the bedrooms, with extra windows brightening a comfortable setting for movie nights, games or relaxed family time. Privately arranged on the opposite side, the primary retreat pairs a generous walk-in closet with an ensuite appointed with quartz countertops, luxury vinyl plank flooring, a deep soaker tub and separate shower. Two additional bedrooms and a 4-piece bathroom also with quartz countertops and luxury vinyl plank flooring round out this level. The unfinished basement leaves plenty of room to tailor future development to your needs and as a bonus the hot water tank was replaced in 2026. Outside, the huge, flat west-facing yard delivers outstanding space for kids and pets while mature trees and full fencing add welcome privacy. Host barbecues beneath the Yardistry cedar gazebo with its durable aluminum roof, where the expansive paver stone patio supplies both sunny and sheltered areas for outdoor dining and lounging. A storage shed keeps seasonal equipment tucked away while preserving more of the grassy yard for play. Everyday convenience continues with an attached double garage and a location within walking distance of Shane Homes YMCA at Rocky Ridge, plus easy access to nearby schools, shopping and services in Royal Oak and Royal Vista and major routes for getting around the city.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344413
Bedrooms	3
Bathrooms	3
Year Built	2006
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:	1,818.02 sq. ft.
Main Level Finished Area:	801.29 sq. ft.
Upper Level Finished Area:	1,016.73 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,746 sq. ft.
Lot Frontage:	29'8¾"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2006 (Age: 20)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0410692
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Cedar, Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Linoleum, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$225.00
City Quadrant:	Northwest
Community:	Royal Oak
Amenities:	Park, Playground
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Gazebo, Shed, Fridge in Basement
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 14' × 13' ·
Main Floor	Dining Room · 12' × 9' ·
Main Floor	Kitchen · 12' × 12' ·
Main Floor	Laundry · 7'10" × 5'6" ·

Upper Level	Bonus Room · 18' × 13'2" ·
Upper Level	Bedroom - Primary · 14'4" × 13'2" ·
Upper Level	Walk-In Closet · 5'3" × 5'3" ·
Upper Level	Bedroom · 9'9" × 9'8" ·
Upper Level	Bedroom · 10'1" × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Storage
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Landscaped, Lawn, Level, Many Trees
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/380-royal-oak-heights-nw-calgary-a2344413/

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