55 Royal Abbey Rise NW

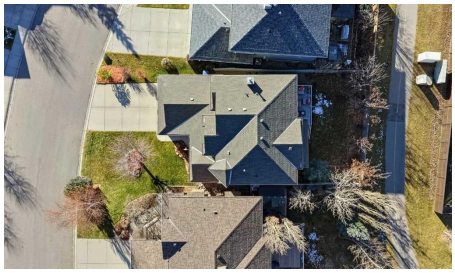
Calgary | Active | MLS® A2355369

$998,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2002**	**2,174 sq. ft.**

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Listed by CIR Realty

A closer look

Backing onto beautiful green space on a large, landscaped lot in Royal Oak, this distinctive home offers thoughtful design, inviting living spaces, and a peaceful setting. Built by boutique custom builder Dream West Homes, this property features unique architectural details and a warmth that sets it apart. The impressive front entrance welcomes you with soaring ceilings, beautiful tile detailing, a wood-and-wrought-iron staircase, and plenty of natural light from the large upper window. Just off the foyer, French doors open to a versatile den or formal dining room, ideal for a home office or additional entertaining space.

Continuing through the main floor, you'll find a bright, open-concept kitchen, dining, and living area with large windows overlooking the backyard and green space with playground. The kitchen is truly the heart of this home, featuring two-tone cabinetry, custom hickory hardwood floors, a walk-in pantry, generous storage, and an impressive 10.5-foot island perfect for cooking and entertaining. The adjoining dining area is surrounded by windows on three sides, while the living room offers a cozy fireplace with custom built-in shelving. A convenient half bathroom completes the main floor.

The upper level features three bedrooms, including a spacious primary retreat with oversized windows, a cedar-lined storage bench, and a beautiful ensuite with vaulted ceilings and dual sinks. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement offers a spacious recreation and games room with large windows that fill the space with natural light. A generously sized utility room provides plenty of additional storage.

Outside, the beautifully landscaped backyard overlooks the neighbouring green space, with a northwest-facing deck featuring glass railings and convenient storage underneath. The 18-foot front porch offers another inviting space to enjoy the outdoors. Located in the welcoming community of Royal Oak, known for its peaceful residential streets, parks, pathways, and cul-de-sacs, this home offers convenient access to major roadways for an easy commute downtown or a weekend escape to the mountains. A thoughtfully designed home in a beautiful setting, ready for its next chapter.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355369
Bedrooms	3
Bathrooms	3
Year Built	2002
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:	2,174 sq. ft.
Acreage:	No
Lot Area:	4,940 sq. ft.
Lot Frontage:	46'11"
Front Exposure:	Southeast
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2002 (Age: 24)
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:	9912636
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	See Remarks

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
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, Microwave, Oven, Refrigerator, Washer/Dryer
Inclusions:	Pool Table located downstairs
Restrictions:	None Known
Main Floor	Breakfast Nook · 13'11" × 5'8" ·
Main Floor	Dining Room · 15'3" × 12' ·
Main Floor	Foyer · 7'11" × 7'8" ·
Main Floor	Kitchen · 19'4" × 13'9" ·
Main Floor	Laundry · 10'6" × 6'5" ·
Main Floor	Living Room · 17'6" × 13'9" ·
2nd Floor	Bedroom · 10'11" × 9'6" ·
2nd Floor	Bedroom · 13'4" × 10'2" ·

2nd Floor	Bedroom - Primary · 16'1" × 15'11" ·
2nd Floor	Walk-In Closet · 10'2" × 4'11" ·
Basement	Game Room · 33'9" × 22'9" ·
Basement	Storage · 21'3" × 14'11" ·
Basement	Furnace/Utility Room · 15'1" × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Storage
Exterior Features:	BBQ gas line, Garden, Playground, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/55-royal-abbey-rise-nw-calgary-a2355369/

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