

# \$499,900 - 8924 Royal Oak Way Nw, Calgary

MLS® #A2218252

**\$499,900**

2 Bedroom, 3.00 Bathroom, 1,360 sqft

Residential on 0.00 Acres

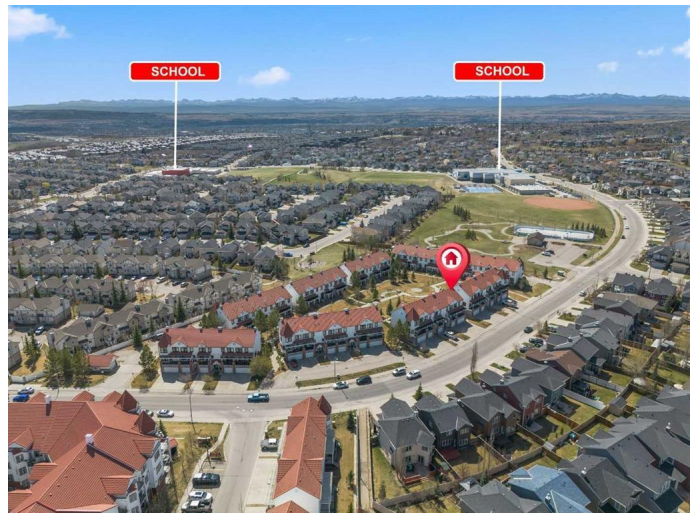
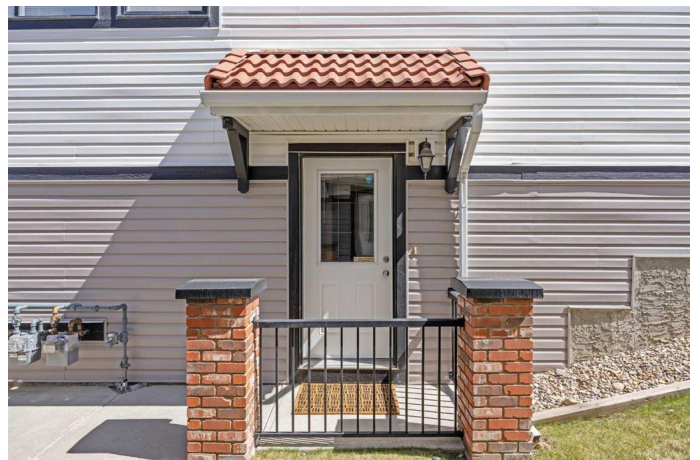
Royal Oak, Calgary, Alberta

Welcome to this bright and beautifully kept multi-level townhome in the heart of Royal Oak—offering an ideal combination of comfort, functionality, and an unbeatable location. Backing onto a quiet courtyard, this south-facing corner unit is flooded with natural light and offers a thoughtful layout perfect for professionals and young families.

The main living space features soaring ceilings, oversized windows, and access to your private patio and landscaped yard. Just up from the living room, you'll find a well-appointed kitchen with a timeless tile backsplash, plenty of cabinet space, and a dedicated dining area. Step out onto the covered balcony—perfect for morning coffee or evening relaxation. Upstairs, both bedrooms are generously sized and each comes complete with a full 4-piece ensuite and walk-in closet, offering ideal separation and privacy.

Recent updates include a brand-new dishwasher (2024), washer & dryer (2025), fresh paint throughout, and a Level 2 EV charger installed in the attached garage. This is a well-run complex, ideally situated within walking distance of both Royal Oak School and William D. Pratt School, with Royal Oak Plaza, playgrounds, and transit just steps away. You're also minutes from Shane Homes YMCA and will soon enjoy the brand-new Rocky Ridge Athletic Park, opening Fall 2026.

With easy access to Stoney and Crowchild



Trail, this location makes commuting a breezeâ€”whether youâ€™re heading downtown or west to the mountains. This is a fantastic opportunity to own in one of NW Calgaryâ€™s most desirable communities.

Built in 2006

### Essential Information

MLS® #	A2218252
Price	\$499,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,360
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	8924 Royal Oak Way Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6B4

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, No
-------------------	-------------------------------------------------------------------

	Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	24
Zoning	M-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.