

# \$835,000 - 17 Royal Ridge Hill Nw, Calgary

MLS® #A2254485

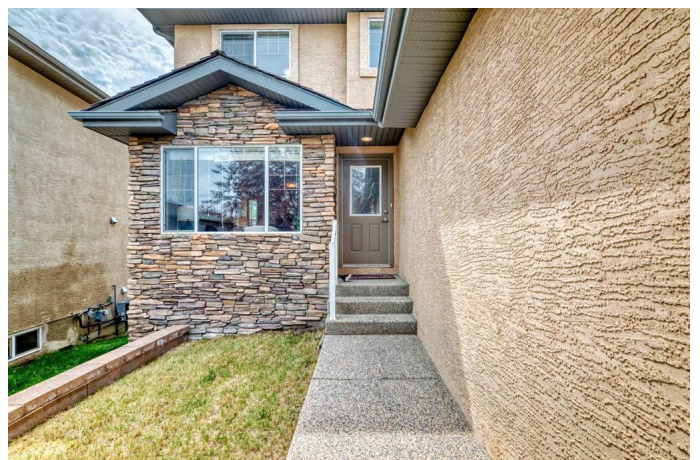
**\$835,000**

6 Bedroom, 4.00 Bathroom, 2,195 sqft

Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

OPEN HOUSE SAT SEPT 13 and SUN 14 at 1:00pm-4:00pm!!! Welcome to this warm and inviting detached home located in the heart of the family-friendly Royal Oak community in Northwest Calgary. With approx 2,200 sq. ft. of comfortable living space, this 3-bedroom, 3.5-bathroom home offers a perfect blend of space, natural light, and modern upgrades â€” ideal for growing families who want comfort, functionality, and peace of mind. The main floor features a private enclosed office, perfect for remote work or quiet study, along with brand-new carpet and freshly painted wall that brings a fresh and cozy touch. The spacious livingroom with a fireplace is perfect for relaxing evenings, while large windows throughout the home with natural light. The bright and functional kitchen comes equipped with all-new appliances (stove, fridge, washer & dryer) and opens onto a recently finished deck with building permit, overlooking a spacious backyard â€” a great setup for family barbecues and outdoor fun. Upstairs, the extra-large primary bedroom offers more than just a place to sleep â€” thereâ€™s plenty of room for a private sitting area, reading nook, or even a cozy space for movie nights. The luxurious ensuite bathroom includes a relaxing hot tub where you can unwind while enjoying stunning views of the Rocky Mountains. The fully finished walkout basement also followed the city code, offering additional three large multipurpose rooms ideal for a home office, gym, playroom, or guestroom. Additional



highlightsinclude the central air conditioning (AC), a brand-new deck, second hot water tank that fits larger families and a pre-listing professional homeinspection that adds confidence and transparency to the buyers. Conveniently located just minutes from the Tuscany LRT station, and with quickaccess to Stoney Trail and Highway 1, commuting is a breeze. Enjoy nearby parks, top-rated schools, shopping, and walking paths in one of NWCalgary’s most desirable communities. This move-in-ready family home has it all “ book your private showing today!

Built in 2002

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254485    |
| Price          | \$835,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 2,195       |
| Acres          | 0.11        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 17 Royal Ridge Hill Nw |
| Subdivision | Royal Oak              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G4T9                 |

Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 4                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener |
| # of Garages   | 2                                                             |

## Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer                                                                                              |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                                    |
| Fireplaces        | Family Room, Gas, Glass Doors, Tile, Blower Fan, Oak                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                  |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                                                             |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Garden, Private Yard, Dock  |
| Lot Description   | Back Yard, Landscaped, Lawn |
| Roof              | Cedar Shake                 |
| Construction      | Stone, Stucco, Wood Frame   |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 24                  |
| Zoning         | R-CG                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.