

# \$865,000 - 11 Royal Oak Park Nw, Calgary

MLS® #A2198843

**\$865,000**

5 Bedroom, 4.00 Bathroom, 2,222 sqft  
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Open house SUNDAY 30 March  
12:00pm-04:00pm. This stunning, move-in ready home offers 2261 square feet of living space in the desirable Royal Oak neighborhood, featuring a total of 5 bedrooms. The bright main floor is filled with natural light from numerous large windows. The spacious kitchen with a cozy nook opens to the generous family room, complete with a fireplace. Off the grand foyer, you'll find a versatile flex space that can serve as a dining room or den. The main floor also includes a convenient laundry room. There is also a beautifully built Sunroom. Upstairs, you'll discover an impressive bonus room with vaulted ceilings and expansive windows. The master suite is truly grand, featuring vaulted ceilings, a sizable walk-in closet, and a luxurious 5-piece ensuite with a soaking tub. The basement comes with an illegal Suite including a large summer kitchen, family room, 2 additional bedrooms, a full 4-piece bathroom, and a second laundry room—perfect for multi-generational living. Additional highlights include fresh paint, newer vinyl plank flooring throughout the top two levels, and 9-foot ceilings on the main floor. The landscaped yard is complete with a large deck off the kitchen nook and a pergola. Situated on a quiet street, this home provides excellent access to shopping, schools, parks, and major roadways. Don't miss the chance to see this fantastic family home—schedule a viewing today!



Built in 2006

## Essential Information

MLS® #	A2198843
Price	\$865,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,222
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	11 Royal Oak Park Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0A4

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	31
Zoning	R-C1

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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