

# \$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

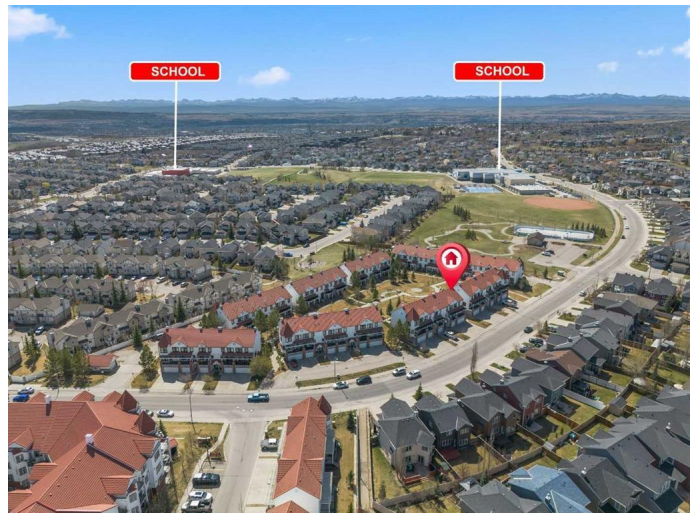
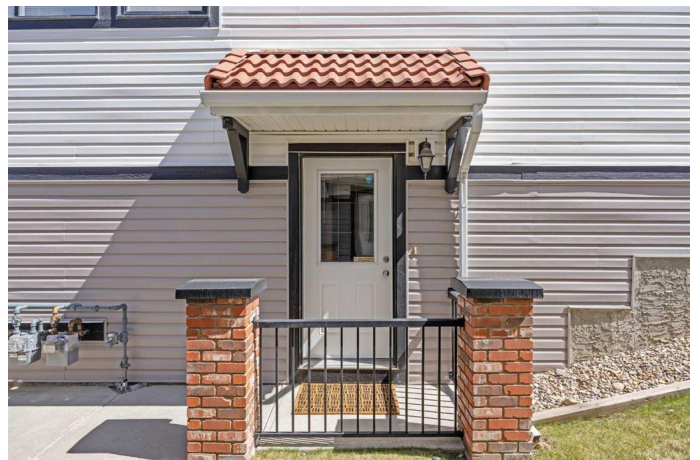
Royal Oak, Calgary, Alberta

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 | 10            |
| Zoning         | M-CG          |

## Listing Details

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

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