

# \$725,000 - 100 Royal Manor Nw, Calgary

MLS® #A2264486

**\$725,000**

2 Bedroom, 3.00 Bathroom, 1,231 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Exceptional walk-out bungalow backing onto serene green space with mountain views! Welcome to this immaculately maintained bungalow offering over 2,200 sq. ft. of beautifully finished living space. Perfectly situated in an exclusive, quiet complex with just 14 bungalow style villas, this home provides a rare combination of privacy, elegance, and breathtaking natural surroundings. From the moment you step inside, you™ll be impressed by the rich hardwood flooring, soaring ceilings, custom Hunter Douglas blinds and abundant natural light that define the main living area. The kitchen features, beautiful dark cabinetry, granite countertops, a convenient eat up bar, pantry and stainless steel appliances, seamlessly flowing onto a sunny southwest facing deck with a charming pergola; perfect for enjoying your morning coffee or an evening glass of wine while surrounded by nature. The inviting living room centres around a stunning gas fireplace with beautiful masonry, creating a warm and welcoming atmosphere. The primary suite offers a private retreat with a luxurious 5 piece ensuite, including a double vanity, soaker tub, separate shower, and a spacious walk through closet. A discreetly located 2 piece powder room and laundry area add thoughtful functionality to the main level. Descend down the elegant curved staircase to the fully finished walk out lower level, where a spacious recreational area with a pool table offers the perfect setting for entertaining or



relaxing. This level also features a generous second bedroom, a beautifully appointed 3 piece bathroom with heated flooring and an impressive wet bar complete with quartz countertops and exquisite built in cabinetry. Ample storage space and a covered patio create the ideal blend of functionality and outdoor enjoyment. Additional highlights include an insulated double attached garage, private driveway and visitor parking. The complex is beautifully maintained, with meticulous care evident throughout the grounds and common areas. Located just a short stroll from the LRT station, commuting is effortless. Youâ€™ll also enjoy easy access to exceptional amenities, including one of the cityâ€™s newest YMCA facilities, shopping, dining and recreational options. For those who love the outdoors, a quick drive west puts you on the road to Banff National Park in just over an hour. This is a rare opportunity to own a premium villa in one of the cityâ€™s most desirable locations; a perfect blend of comfort, elegance and convenience. Book your private showing today!

Built in 2004

**Essential Information**

|                |                     |
|----------------|---------------------|
| MLS® #         | A2264486            |
| Price          | \$725,000           |
| Bedrooms       | 2                   |
| Bathrooms      | 3.00                |
| Full Baths     | 2                   |
| Half Baths     | 1                   |
| Square Footage | 1,231               |
| Acres          | 0.00                |
| Year Built     | 2004                |
| Type           | Residential         |
| Sub-Type       | Semi Detached       |
| Style          | Side by Side, Villa |

Status Active

### Community Information

Address 100 Royal Manor Nw  
Subdivision Royal Oak  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3G 5T6

### Amenities

Amenities Visitor Parking  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Bar  
Appliances Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Decorative, Masonry  
Has Basement Yes  
Basement Finished, Full, Exterior Entry, Walk-Out

### Exterior

Exterior Features Balcony  
Lot Description Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Views  
Roof Shake, Wood  
Construction Brick, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 15th, 2025

|                |          |
|----------------|----------|
| Days on Market | 6        |
| Zoning         | M-CG d30 |

## **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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