

# \$839,900 - 11 Royal Oak Park Nw, Calgary

MLS® #A2198843

**\$839,900**

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          | \$839,900   |
| 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 | 37              |
| Zoning         | R-C1            |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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