

8930 Royal Oak Way NW
Calgary, Alberta

MLS # A2208227



\$480,000

Division:	Royal Oak		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,415 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 398
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome home! This multi-level townhouse in the desirable and convenient community of Royal Oak boasts 2 bedroom, 2.5 bathrooms, ceilings with large windows that brings in an abundance of natural light. The spacious living area has a set of french doors to your fenced backyard, complete with a patio and grassed area, plus a natural gas hook up for your BBQ. The kitchen layout is very functional. Host meals in the dining area then spill out onto the balcony for some fresh air. Rounding out the main floor is a half bathroom and a convenient laundry area. The upper floor has 2 bedrooms, each with its own 4-piece ensuite and walk-in closets! The undeveloped basement allows for extra storage space, or can be finished to accommodate a gym, play room, even spa. This townhouse is in a great location close to schools, shopping, public transit, restaurants, and the ring road. Call your realtor today to view it before its gone!