

\$785,000 - 222 Royal Oak Place Nw, Calgary

MLS® #A2235288

\$785,000

3 Bedroom, 3.00 Bathroom, 1,456 sqft
Residential on 0.13 Acres

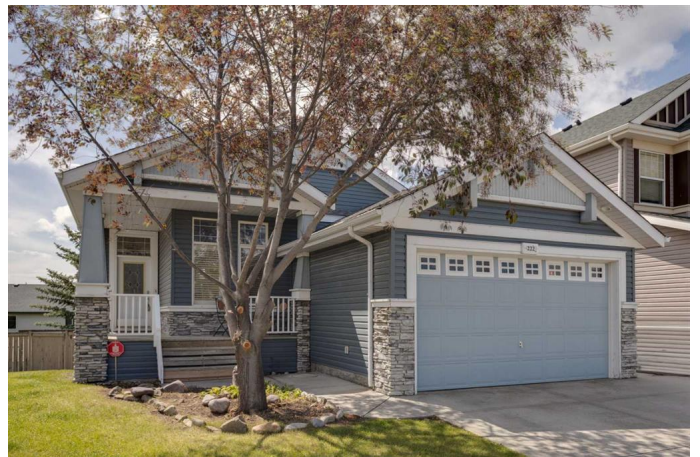
Royal Oak, Calgary, Alberta

Welcome to this spacious bungalow located on a quiet cul-de-sac in the vibrant, family-friendly community of Royal Oak. Step through the front door into a bright foyer with soaring 10-foot ceilings and a large entry closet, creating an open and airy first impression. To your right, a front office or flex room features tall windows and a glass door, filling the space with natural light.

Continue down the hallway to a mudroom with built-in shelving and a laundry area, offering direct access to the attached garage. The kitchen is well-appointed with a full-height tile backsplash, gas stove, raised eating bar, laminate countertops, and a massive walk-in corner pantry.

The dining area is surrounded by large windows and opens onto your private balcony through a glass patio door—perfect for outdoor dining and entertaining, complete with a gas BBQ line. The west-facing living room features gleaming hardwood floors, expansive picture windows, and a custom built-in media wall.

The main floor is completed by a spacious primary bedroom with a 5-piece ensuite that includes a deep soaker tub, separate shower, dual vanity, and a large walk-in closet. A 2-piece guest bathroom completes the main level.



The fully developed walkout basement offers a large recreation space, two additional well-sized bedrooms, a 4-piece bathroom, and a stunning family room with a gas fireplace and custom built-ins. Step outside to a beautifully landscaped backyard with mature trees and shrubs for added privacy, plus a greenhouse for your gardening needs.

Convenient access to the YMCA, LRT station, and major routes such as Stoney Trail, Country Hills Blvd, and Crowchild Trail.

This home offers the perfect balance of space, privacy, and convenience in one of NW Calgary's most desirable communities.

Built in 1999

Essential Information

MLS® #	A2235288
Price	\$785,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	222 Royal Oak Place Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3G 4Y6

Amenities

Amenities Clubhouse
Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)
Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Basement, Family Room, Gas
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard
Lot Description Back Yard, Landscaped, Private
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 27th, 2025
Zoning R-C1
HOA Fees 210
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

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