

\$519,900 - 173 Royal Manor Nw, Calgary

MLS® #A2235915

\$519,900

2 Bedroom, 4.00 Bathroom, 1,420 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

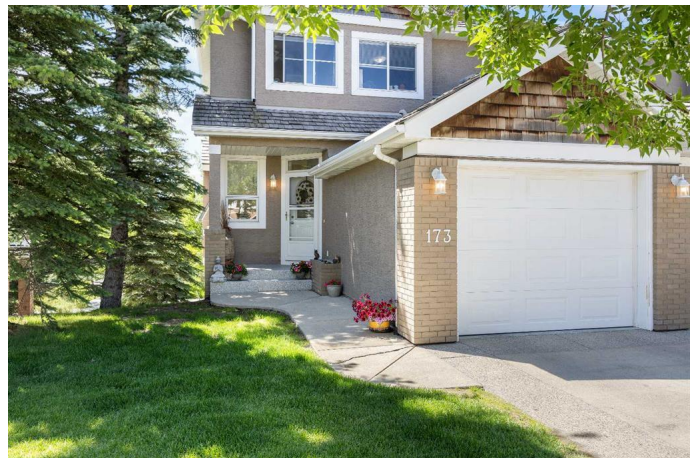
Bright South-Facing Walkout with Covered Deck Overlooking Courtyard | Steps to C-Train station

Welcome to this sun-filled end-unit townhome in the heart of Royal Oak, just a short walk to the C-Train station, shopping, and local amenities. This walkout unit offers a rare blend of privacy and convenience—ideal for professionals, small families, or home-based businesses. This unit located in the best spot of the complex, backing onto the nice Courtyard.

The main level features 9-foot ceilings and gleaming hardwood floors that enhance the open, airy feel. The spacious Living room is anchored by a cozy gas fireplace, perfect for relaxing evenings. The layout flows into the dining area and Kitchen, which offers a raised breakfast bar and stainless steel appliances.

Step outside to your generously sized, covered south-facing deck (14'3" x 5'4"), framed by glass and aluminum railings—an ideal spot to enjoy sunshine and views of the quiet courtyard.

Upstairs you'll find 2 bedrooms, including a spacious Primary suite with a walk-in closet and a 3-piece ensuite featuring a walk-in shower. A Loft that you can easily convert it to a Bedroom or Den. The second Bedroom is served by a separate 4-piece bathroom.



The fully finished walkout basement adds even more flexibility, with a Rec room currently used as an office, a Kitchenette, a full 3-piece bathroom, and laundry areaâ€”ideal for working from home or accommodating guests. From here, step out to a covered patio that opens onto a serene, tree-lined courtyard, offering a peaceful extension of your living space.

Additional features include a single attached garage and great natural light throughout. Located in a well-managed complex, this home is just minutes from C-train station, a strip Mall, parks and school. Easy access to Stoney Trail, and Royal Oak Shopping centre.

Built in 2004

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2235915 |
| Price | \$519,900 |
| Bedrooms | 2 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,420 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Townhouse |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 173 Royal Manor Nw |
| Subdivision | Royal Oak |
| City | Calgary |
| County | Calgary |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T3G 5T5 |

Amenities

| | |
|----------------|-----------------------------------|
| Amenities | Visitor Parking |
| Parking Spaces | 2 |
| Parking | Insulated, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Courtyard |
| Lot Description | Landscaped |
| Roof | Cedar Shake |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 2nd, 2025 |
| Days on Market | 15 |
| Zoning | M-CG d30 |

Listing Details

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|----------------|--|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
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