

# \$699,900 - 168 Royal Oak Terrace Nw, Calgary

MLS® #A2262301

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,823 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

Featuring a west facing backyard perfect for soaking up the evening sun, this home offers the ideal blend of comfort, updates, and location. Enjoy outdoor living on the low-maintenance composite deck, perfect for BBQs and entertaining. Recent upgrades provide peace of mind, including a new roof (2014/2015), hot water tank (2019), and furnace & air conditioning (2022) all of the big-ticket items taken care of! Inside, you'll find a bright and functional layout with plenty of space for family living. There was a fire in 2020 in the neighbouring houses. Because of this, there were New Floors, New Paint, and New Insulation installed throughout the house in 2021 when it was remediated by the Insurance Company. A Pre-sale House Inspection was completed to verify NO issues with house post fire. The double attached garage and ample street parking ensure there's room for everyone. This home is in an unbeatable location as it's just a 5-minute drive to the Tuscany C-Train Station, and only minutes to Stoney Trail and Crowchild Trail for easy commuting. Families will love being within walking distance to both the elementary and middle schools, and just a 4-minute drive (or 15-minute walk) to the Rocky Ridge YMCA, offering fitness, recreation, and community programs for all ages. This Royal Oak gem combines lifestyle, location, and thoughtful updates so don't miss your chance to make it yours. Call your Favourite REALTOR® today to book your



private viewing!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262301    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,823       |
| Acres          | 0.09        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 168 Royal Oak Terrace Nw |
| Subdivision | Royal Oak                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 6A6                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | Central Air                                                                                             |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 15                |
| Zoning         | R-CG              |
| HOA Fees       | 210               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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