

# \$819,900 - 432 Royal Oak Circle Nw, Calgary

MLS® #A2216074

**\$819,900**

4 Bedroom, 4.00 Bathroom, 1,814 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

Welcome to this stunning 2-storey detached home, ideally located in the highly desirable NW community of Royal Oak backing on to green space. This residence boasts 4 bedrooms, 3.5 bathrooms, a fully finished basement, and a double attached garage. Step into the bright and welcoming main floor featuring hardwood floors and an open-concept layout. The spacious living room includes a cozy gas fireplace, while the west-facing backyard offers beautiful decking and a serene, park-like settingâ€”perfect for relaxing or entertaining.

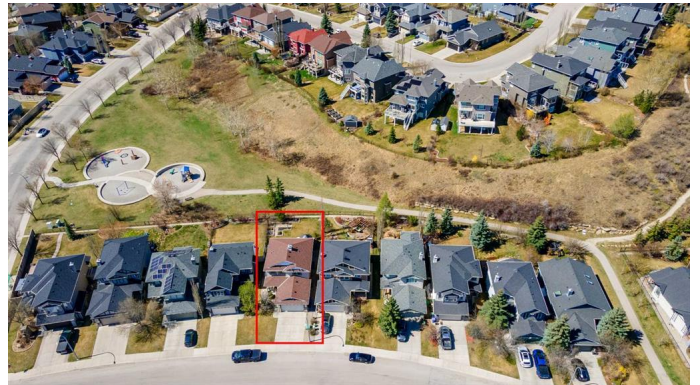
Upstairs, youâ€™ll find a generous primary bedroom complete with a walk-in closet and a 4-piece ensuite. Two additional bedrooms and a 4-piece main bathroom complete the upper level.

The fully developed basement offers even more living space with a 3-piece bathroom, a wet bar, a recreation area, and an additional bedroom.

Notable features of this home include air conditioning, a sprinkler system, central vacuum, fully insulated and drywalled garage, a gas line for BBQ, newer appliances and a gazebo.

Situated in a vibrant, family-friendly neighborhood, this home is just minutes from schools, shopping, restaurants, playgrounds, and more.

Built in 2003



## Essential Information

MLS® #	A2216074
Price	\$819,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,814
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	432 Royal Oak Circle Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4X8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

## Interior

Interior Features	Central Vacuum, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Garden, Other, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Gazebo, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	5
Zoning	R-CG

**Listing Details**

Listing Office	Top Producer Realty and Property Management
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.