

# \$839,900 - 11 Royal Oak Park Nw, Calgary

MLS® #A2198843

**\$839,900**

5 Bedroom, 4.00 Bathroom, 2,222 sqft  
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

This stunning, move-in ready home offers 2261 square feet of living space in the desirable Royal Oak neighbourhood, featuring a total of 5 bedrooms. The bright main floor is filled with natural light from numerous large windows. The spacious kitchen with a cozy nook opens to the generous family room, complete with a fireplace. Off the grand foyer, you'll find a versatile flex space that can serve as a dining room or den. The main floor also includes a convenient laundry room. There is also a beautifully built Sunroom. Upstairs, you'll discover an impressive bonus room with vaulted ceilings and expansive windows. The master suite is truly grand, featuring vaulted ceilings, a sizable walk-in closet, and a luxurious 5-piece ensuite with a soaking tub. The basement comes with an illegal Suite including a large summer kitchen, family room, 2 additional bedrooms, a full 4-piece bathroom, and a second laundry room—perfect for multi-generational living. Additional highlights include fresh paint, newer vinyl plank flooring throughout the top two levels, and 9-foot ceilings on the main floor. The landscaped yard is complete with a large deck off the kitchen nook and a pergola. Situated on a quiet street, this home provides excellent access to shopping, schools, parks, and major roadways. Don't miss the chance to see this fantastic family home—schedule a viewing today!

Built in 2006



## Essential Information

MLS® #	A2198843
Price	\$839,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,222
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	11 Royal Oak Park Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0A4

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Garden, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 4th, 2025
Days on Market	64
Zoning	R-C1

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.