

# \$829,000 - 64 Royal Oak Cape Nw, Calgary

MLS® #A2223216

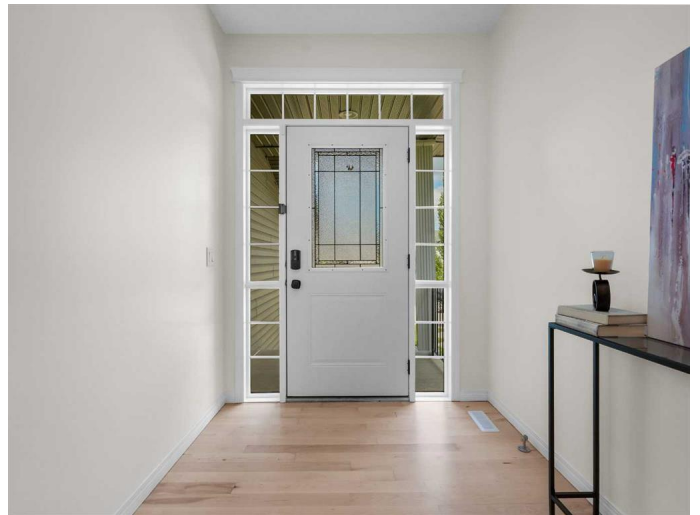
**\$829,000**

4 Bedroom, 5.00 Bathroom, 2,521 sqft

Residential on 0.14 Acres

Royal Oak, Calgary, Alberta

Premiere Video Tour available. Location “Location “ Location! Peace of mind and convenience await you in this delightful 4-bedroom detached family home, perfectly situated in a quiet cul-de-sac in the highly sought-after Pillars of Royal Oak. With parks, top-rated schools, YMCA, shopping malls, and transit stops just steps from your doorstep, this property offers the ideal lifestyle for growing families. Boasting over 2,500 sq. ft. of living space, this home is nestled just moments from scenic wet ponds and walking/bike paths”perfect for enjoying nature close to home. Main Floor Highlights: Cozy living room with a gas fireplace”ideal for relaxing evenings, Private home office enclosed with a French door”perfect for working from home, Elegant formal dining room with recessed ceilings”ideal for entertaining guests, Contemporary kitchen with stainless steel appliances(Newly installed smart fridge with display) and backyard views of a landscaped, levelled, pie-shaped lot”a safe and spacious play area for kids. Upstairs Retreat: Four spacious bedrooms includes a primary suite large enough to accommodate a full king-size bedroom set, offering both comfort and privacy, A vaulted bonus room offering additional flexible living space, Convenient upper-floor laundry. Additional Features: Unfinished basement”a blank canvas ready for your custom touch. Close proximity to schools, shopping, LRT access, and other essential amenities. Royal Oak is a vibrant,



family-oriented community offering easy access to both downtown Calgary and the Rocky Mountains. Whether youâ€™re raising a family or simply looking for a serene place to call home, this property checks all the boxes. Donâ€™t miss this opportunityâ€”contact us today to schedule your private showing!

Built in 2007

**Essential Information**

MLS® #	A2223216
Price	\$829,000
Bedrooms	4
Bathrooms	5.00
Full Baths	2
Half Baths	3
Square Footage	2,521
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	64 Royal Oak Cape Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0A5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Landscaped, Level, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	37
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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