

8924 Royal Oak Way NW
Calgary, Alberta

MLS # A2218252



\$499,900

Division:	Royal Oak		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,360 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Hardwood, Tile		
Roof:	Asphalt Shingle		
Basement:	Full, Unfinished		
Exterior:	Brick, Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Features:	Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 423		
LLD:	-		
Zoning:	M-CG		
Utilities:	-		
Inclusions:	N/A		

Welcome to this bright and beautifully kept multi-level townhome in the heart of Royal Oak—offering an ideal combination of comfort, functionality, and an unbeatable location. Backing onto a quiet courtyard, this south-facing corner unit is flooded with natural light and offers a thoughtful layout perfect for professionals and young families. The main living space features soaring ceilings, oversized windows, and access to your private patio and landscaped yard. Just up from the living room, you'll find a well-appointed kitchen with a timeless tile backsplash, plenty of cabinet space, and a dedicated dining area. Step out onto the covered balcony—perfect for morning coffee or evening relaxation. Upstairs, both bedrooms are generously sized and each comes complete with a full 4-piece ensuite and walk-in closet, offering ideal separation and privacy. Recent updates include a brand-new dishwasher (2024), washer & dryer (2025), fresh paint throughout, and a Level 2 EV charger installed in the attached garage. This is a well-run complex, ideally situated within walking distance of both Royal Oak School and William D. Pratt School, with Royal Oak Plaza, playgrounds, and transit just steps away. You're also minutes from Shane Homes YMCA and will soon enjoy the brand-new Rocky Ridge Athletic Park, opening Fall 2026. With easy access to Stoney and Crowchild Trail, this location makes commuting a breeze—whether you're heading downtown or west to the mountains. This is a fantastic opportunity to own in one of NW Calgary's most desirable communities.