

214 Royal Oak Bay NW
Calgary, Alberta

MLS # A2286427



\$749,998

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,986 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Li		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: None

Welcome to 214 Royal Oak Bay NW, an elegant and well-maintained family residence ideally situated on a quiet street in the highly sought-after community of Royal Oak in Northwest Calgary. This home offers a thoughtful and functional floor plan designed for both everyday comfort and refined entertaining. The main level is bright and inviting, featuring hardwood flooring, expansive windows, and a spacious living room anchored by a feature fireplace. The well-appointed kitchen includes a central island and a dedicated breakfast nook, seamlessly connected to the dining area—creating a warm and practical space for family gatherings and hosting guests. A mudroom and powder room complete the main floor. The upper level is highlighted by a generously sized primary bedroom with a private ensuite, along with two additional bedrooms and a full bathroom—providing flexibility for families, professionals, or those working from home. The fully finished basement further enhances the home’s functionality, offering a large recreation room, an additional bedroom, and a full bathroom—ideal for guests, a home office, or extended living space. Set on a generously sized lot, the backyard features a patio area and storage shed, offering ample space for outdoor enjoyment, relaxation, and entertaining. Royal Oak is recognized for its strong community atmosphere, access to green spaces, and excellent amenities. Residents enjoy proximity to Royal Oak School (K–4), William D. Pratt School, neighbourhood parks, walking paths, playgrounds, and the Royal Oak Shopping Centre, which provides convenient access to groceries, dining, and everyday services. The location also offers excellent connectivity to major roadways, public transit, and nearby golf courses, making it ideal for families and professionals alike. A rare opportunity to own a

beautifully cared-for home in one of Northwest Calgary's most established and desirable communities.