



THE
A-TEAM

**RE/MAX
FIRST**

10 ROYAL Manor, Calgary T3G 5T7

MLS®#: **A2165399** Area: **Royal Oak** Listing Date: **09/12/24** List Price: **\$525,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2003**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Yard,Treed**
 Park Feat: **Garage Door Opener,Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,394**
 Low Sqft:
 Ttl Sqft: **1,394**

DOM

7

Layout

Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stucco**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Ceiling Fan(s),High Ceilings,Open Floorplan**
 Utilities:

Room Information

| Room | Level | Dimensions |
|-----------------------------|---------------|----------------------|
| Living Room | Main | 14`0" x 11`1" |
| Kitchen | Main | 11`6" x 11`5" |
| Walk-In Closet | Second | 5`0" x 5`7" |
| Family Room | Second | 14`0" x 9`4" |
| Furnace/Utility Room | Lower | 18`9" x 13`7" |
| 4pc Bathroom | Second | 5`0" x 8`0" |
| Flex Space | Main | 11`5" x 8`0" |

| Room | Level | Dimensions |
|--------------------------|---------------|----------------------|
| Dining Room | Main | 12`5" x 8`2" |
| Bedroom - Primary | Second | 13`8" x 17`8" |
| Bedroom | Second | 9`4" x 10`4" |
| Game Room | Lower | 18`9" x 19`8" |
| 4pc Ensuite bath | Second | 5`0" x 7`8" |
| 2pc Bathroom | Main | 6`1" x 3`8" |

Condo Fee:
\$309

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d30

Legal Desc: **0313393**

Remarks

Pub Rmks: **Welcome to the highly desirable community Royal Oak Estates, walking distance to the Tuscany LRT, schools, shopping and a large network of walking paths. Spacious executive townhome with an open floor plan featuring 9ft ceilings, a flex room in the entrance, large kitchen, dining and living room with a corner gas fireplace. Upper level boasts a large primary suite including a walk-in closet and a 4 pc ensuite. A second large bedroom, 4 pc bathroom plus a bonus or family room. The basement is developed with a large games room and a 4th bathroom rough-in. The garage has a tile floor.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











