



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**52 ROYAL OAK Lane, Calgary T3G 6B4**

MLS®#: **A2171233**

Area: **Royal Oak**

Listing Date: **10/07/24**

List Price: **\$528,804**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2006**

Finished Floor Area

Abv Sqft: **1,482**  
Low Sqft:  
Ttl Sqft: **1,482**

Lot Information

Lot Sz Ar: **1,173 sqft**  
Lot Shape:

DOM

**44**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Landscaped**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	5`9" x 10`8"
Kitchen	Third	8`5" x 8`5"
2pc Bathroom	Third	6`1" x 5`8"
Bedroom	Level 4	11`6" x 13`1"
3pc Ensuite bath	Level 4	5`0" x 7`8"

Room	Level	Dimensions
Living Room	Upper	18`3" x 13`10"
Dining Room	Third	9`8" x 18`0"
Bedroom - Primary	Level 4	12`10" x 13`5"
4pc Ensuite bath	Level 4	8`0" x 4`10"

Legal/Tax/Financial

Condo Fee:  
**\$398**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d35**

Legal Desc: **0514017**

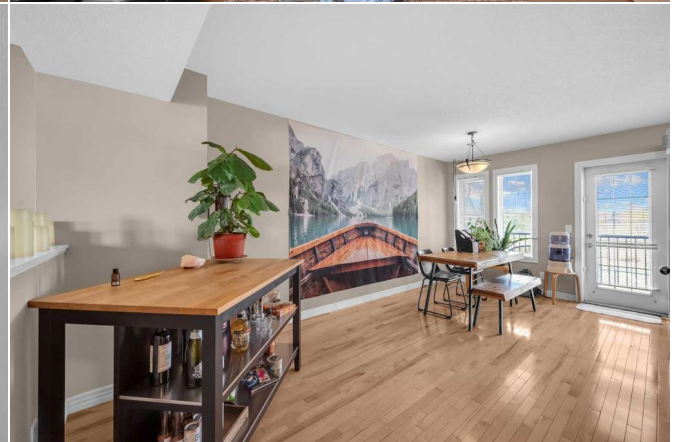
Remarks

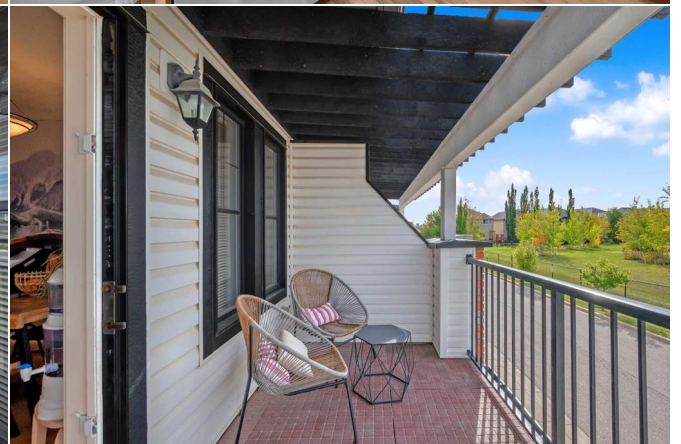
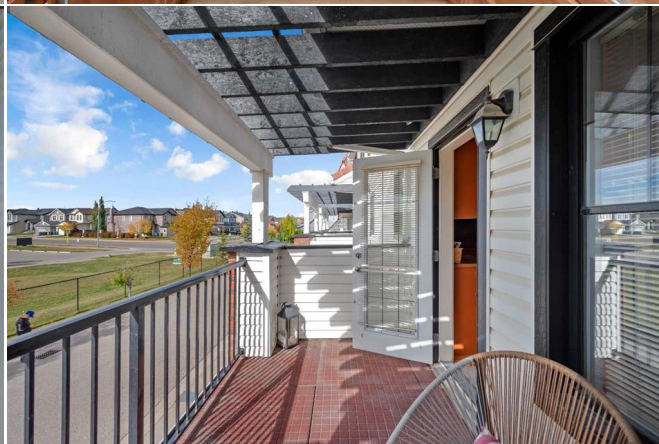
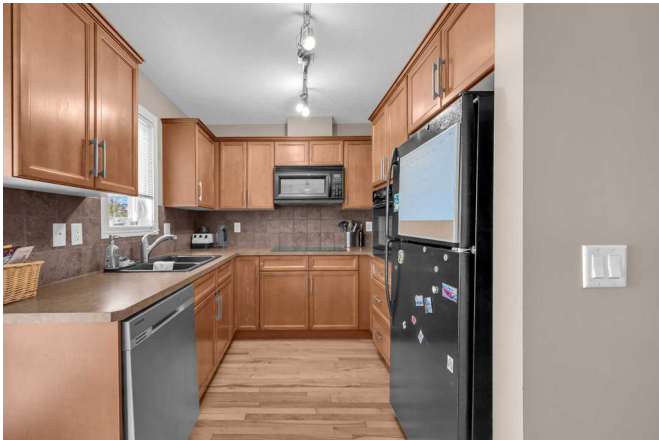
Pub Rmks: **Welcome to this gorgeous 4-level split townhouse in the desirable community of Royal Oak, offering proximity to all amenities and easy access to transportation. With a single attached garage for convenience, this well-maintained home features a bright and open layout, perfect for modern living. Upon entry, you'll be greeted by a spacious and naturally lit living room with high ceilings, creating an airy atmosphere. The living room leads to an outdoor entertaining space, where you can enjoy the beautifully landscaped green space that the home backs onto—ideal for gatherings and relaxation. The kitchen and dining area are designed for hosting large dinner parties, featuring plenty of space and high-end Bosch appliances that add a touch of luxury. Hardwood floors throughout the main living areas give the home a polished and elegant feel. Upstairs, you'll find two large master bedrooms, each equipped with spacious walk-in closets and their own ensuite bathrooms, providing comfort and privacy. This townhome offers a great blend of luxury, location, and functionality. With close proximity to schools, playgrounds, and green spaces, this property is perfect for those seeking both comfort and convenience. Don't miss your chance to own this stunning home in a vibrant community. Call today to schedule a private viewing!**

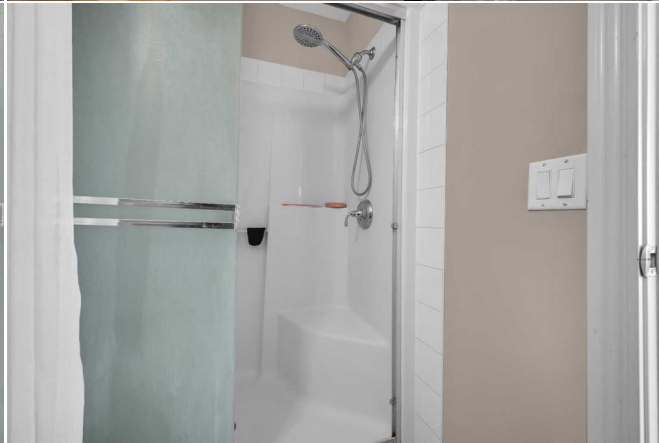
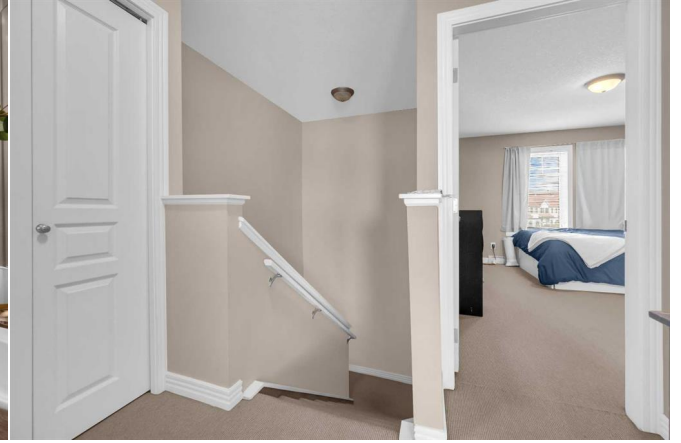
Inclusions: **N/A**  
Property Listed By: **eXp Realty**

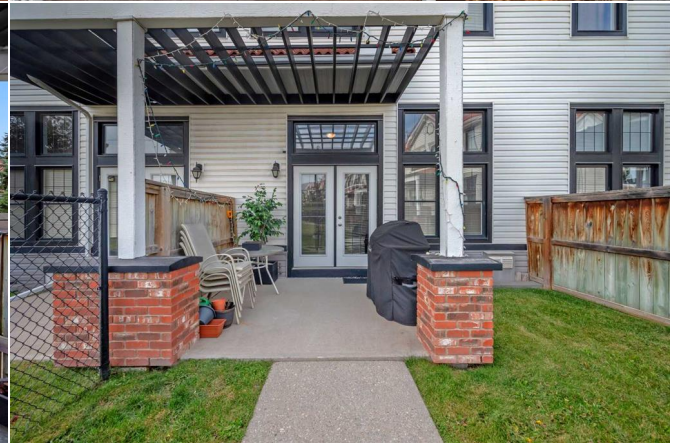
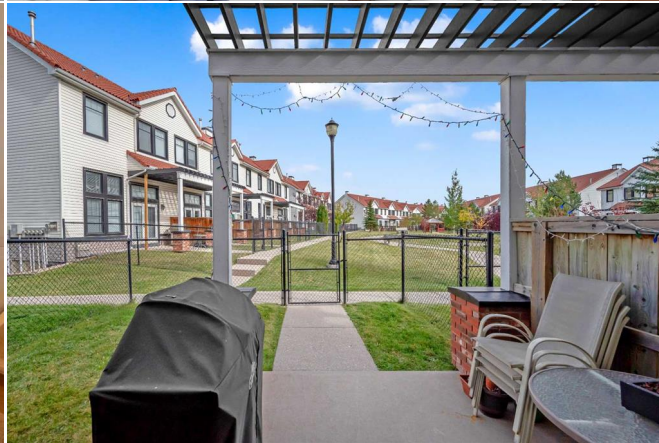
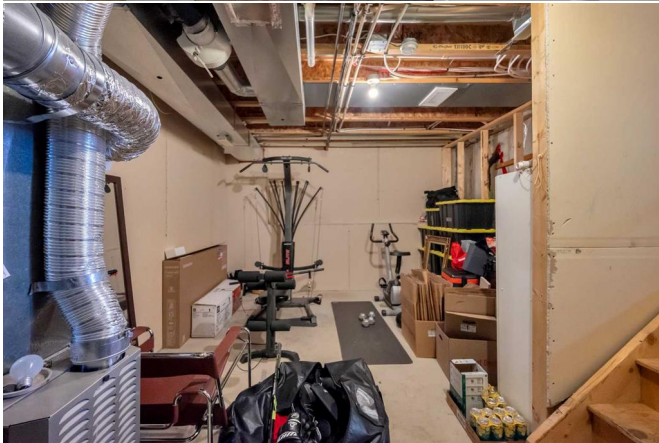
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

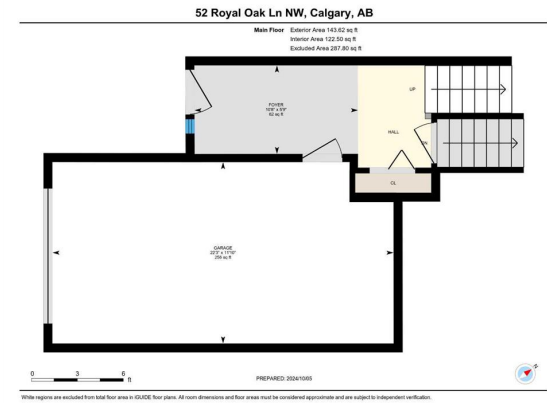






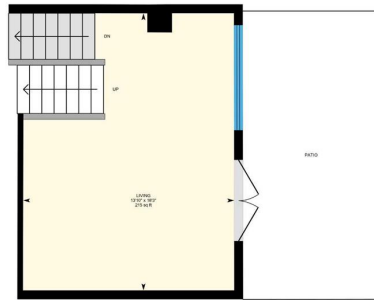






**52 Royal Oak Ln NW, Calgary, AB**

**Upper Floor** Exterior Area 203.34 sq ft  
Interior Area 240.00 sq ft



**52 Royal Oak Ln NW, Calgary, AB**

**Second Upper Floor** Exterior Area 421.30 sq ft  
Interior Area 371.17 sq ft



**52 Royal Oak Ln NW, Calgary, AB**

**Top Floor** Exterior Area 652.44 sq ft  
Interior Area 551.95 sq ft

