



THE
A-TEAM

**RE/MAX
FIRST**

132 ROYAL Manor, Calgary T3G 5T6

MLS®#: **A2172268**

Area: **Royal Oak**

Listing Date: **10/11/24**

List Price: **\$515,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,403**
Low Sqft:
Ttl Sqft: **1,403**

DOM

7

Layout

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

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape, Treed, Views**
Park Feat: **Driveway, Garage Faces Front, Single Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 3`8"
Dining Room	Main	7`1" x 15`9"
Kitchen	Main	11`1" x 9`8"
Mud Room	Main	7`11" x 7`0"
4pc Ensuite bath	Upper	4`11" x 7`10"
Bonus Room	Upper	9`4" x 14`8"
Game Room	Lower	18`5" x 19`10"

Room	Level	Dimensions
Balcony	Main	14`1" x 6`6"
Foyer	Main	11`1" x 9`9"
Living Room	Main	11`11" x 17`0"
4pc Bathroom	Upper	4`11" x 7`9"
Bedroom	Main	9`3" x 10`4"
Bedroom - Primary	Upper	13`8" x 17`4"

Condo Fee:
\$339

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **0413625**

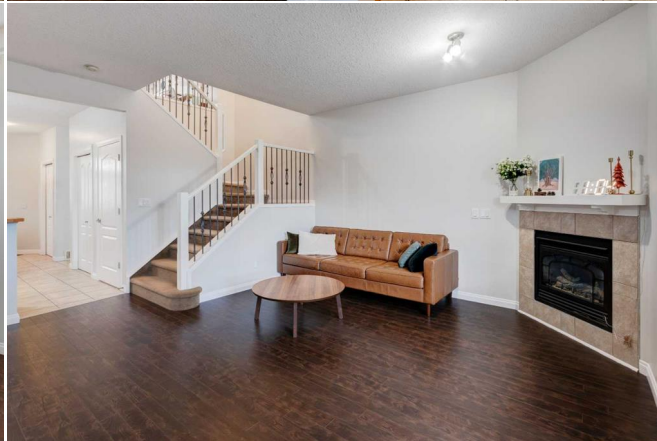
Remarks

Pub Rmks: **Discover your dream home in Royal Oak Estates, one of Calgary's most desirable neighborhoods. This beautifully maintained 2-storey townhouse boasts a bright, open-concept layout that's perfect for both relaxation and entertaining. As you step inside the MAIN LEVEL, a welcoming entrance sets the tone for the rest of this charming home, offering the perfect space for greeting guests. The spacious foyer leads to a practical mudroom, ideally located behind the attached single garage, providing ample storage for everyday essentials. Stylish tile and hardwood flooring throughout enhance the home's aesthetic appeal while making cleaning a breeze. The well-designed kitchen is equipped with newer stainless-steel appliances, generous counter space, and plenty of cabinetry for all your cooking needs. The functional layout also features a convenient breakfast bar, perfect for casual dining or entertaining guests. The spacious living room, complete with a cozy gas fireplace, sets the stage for memorable family gatherings. On the UPPER LEVEL, the primary bedroom offers a generous retreat, complete with a walk-in closet and a luxurious 4-piece ensuite. Additionally, there's a second bedroom and another 4-piece bathroom, ensuring ample space for family or guests. A versatile BONUS ROOM can serve as an entertainment area or a playful space for children, making this home adaptable to your lifestyle. The fully FINISHED WALKOUT BASEMENT adds even more versatility, offering storage rooms and a laundry area. The open space is ideal for entertaining or recreational activities. With a separate entrance and rough-ins for a future bathroom, this space holds great potential for customization. This townhouse not only provides comfort but also offers convenient access to local amenities. The Tuscany LRT station is within walking distance, and a short drive will take you to the Royal Oak and Beacon Hill commercial areas. Families will appreciate the nearby schools and parks, while major routes like Stoney Trail and Crowchild Trail ensure easy commutes throughout the city. Don't miss your chance to make this exceptional townhouse your new home! Schedule a viewing today and envision the lifestyle that awaits.**

Inclusions: **black refrigerator in the den/foyer.**
 Property Listed By: **CIR Realty**

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



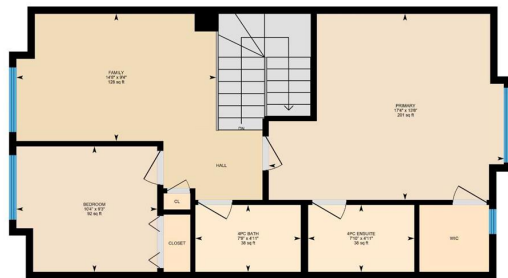






132 Royal Manor NW, Calgary, AB

2nd Floor Exterior Area 718.37 sq ft
Interior Area 658.33 sq ft



PREPARED: 2024/10/09



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

132 Royal Manor NW, Calgary, AB

Main Floor Exterior Area 638.00 sq ft
Interior Area 624.91 sq ft
Excluded Area 254.85 sq ft



PREPARED: 2024/10/09



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Basement (Below Grade) Exterior Area 570.82 sq ft
Interior Area 598.52 sq ft



PREPARED: 2024/10/09



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