



THE
A-TEAM

**RE/MAX
FIRST**

140 ROYAL OAK Gardens, Calgary T3G 5S5

MLS®#: **A2178360**

Area: **Royal Oak**

Listing Date: **11/14/24**

List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,209**
Low Sqft:
Ttl Sqft: **1,209**

Lot Information

Lot Sz Ar: **1,560 sqft**
Lot Shape:

DOM

37
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Level,Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 10`0"	Kitchen	Main	9`10" x 9`6"
Dining Room	Main	8`11" x 8`0"	Foyer	Main	7`4" x 4`3"
Bedroom - Primary	Upper	11`11" x 10`10"	Walk-In Closet	Upper	8`0" x 5`9"
Bedroom	Upper	9`10" x 8`7"	Bedroom	Upper	9`8" x 9`1"
4pc Bathroom	Upper	11`2" x 10`3"	Game Room	Basement	14`9" x 11`10"
Flex Space	Basement	7`8" x 6`4"	Storage	Basement	7`8" x 5`5"
Laundry	Basement	7`7" x 3`1"	Furnace/Utility Room	Basement	9`8" x 6`5"

2pc Bathroom

Main

4`10" x 4`3"

Legal/Tax/Financial

Condo Fee:
\$331

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **0312531**

Remarks

Pub Rmks: **This south-facing 3-bedroom townhome offers a perfect blend of comfort and convenience. Situated in the interior of the complex, the home features a private, landscaped rear yard with a patio—ideal for outdoor relaxation. The fully finished basement provides versatile space for a hobby room, home office, or extra living area. An attached garage adds convenience, offering direct access to the home and additional storage. Located just minutes from Royal Oak Centre, YMCA, shopping, dining, and a variety of local amenities, this townhome offers easy access to everything you need while providing a quiet retreat. Don't miss out—schedule your showing today or check out the 3D tour**

Inclusions:
Property Listed By: **na**
eXp Realty

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









