

# \$799,900 - 64 Royal Oak Cape Nw, Calgary

MLS® #A2223216

**\$799,900**

4 Bedroom, 5.00 Bathroom, 2,521 sqft

Residential on 0.14 Acres

Royal Oak, Calgary, Alberta

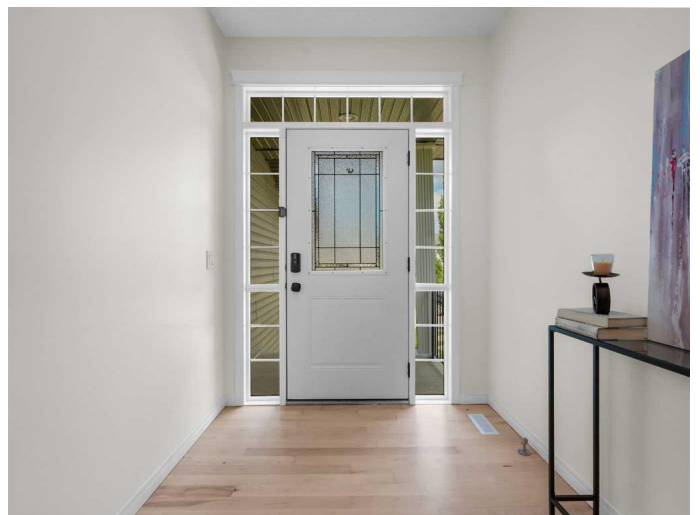
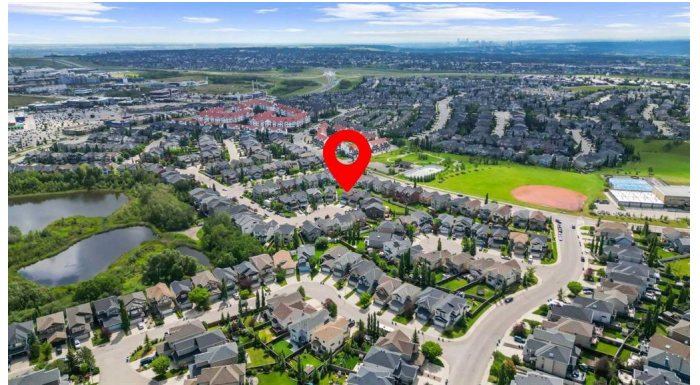
Premiere Video Tour available. Welcome to this beautifully maintained 4-bedroom family home located in a quiet cul-de-sac in the Pillars of Royal Oak. With over 2,500 sq. ft. of living space and a landscaped, levelled, pie-shaped lot—a safe and spacious play area for kids, this home offers a functional layout perfect for families. It is nestled just moments from scenic wet ponds and walking/bike paths, ideal for enjoying nature close to home. The main floor features a cozy living room with a gas fireplace, a formal dining room with recessed ceiling, a private home office with a French door, and a modern kitchen with stainless steel appliances and views of the backyard. Upstairs, you'll find four generous bedrooms, including a spacious primary suite that fits a full king-size set, a vaulted bonus room for a private movie night, and convenient upper-floor laundry. Additional highlights include new central A/C, two-zone furnaces, a smart fridge with a smart display, and an unfinished basement ready for development. Enjoy proximity to parks, top-rated schools, YMCA, shopping, transit, and LRT, with quick access to downtown Calgary and the Rocky Mountains.

Built in 2007

## Essential Information

MLS® #                      A2223216

Price                        \$799,900



Bedrooms	4
Bathrooms	5.00
Full Baths	2
Half Baths	3
Square Footage	2,521
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	64 Royal Oak Cape Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0A5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Granite Counters, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Central, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Lighting
Lot Description	Back Yard, Landscaped, Level, See Remarks, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	56
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.