

# \$785,000 - 222 Royal Oak Place Nw, Calgary

MLS® #A2235288

## \$785,000

3 Bedroom, 3.00 Bathroom, 1,456 sqft  
Residential on 0.13 Acres

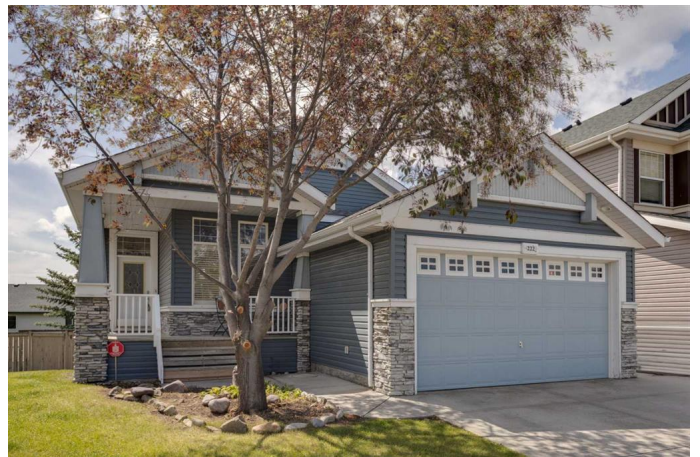
Royal Oak, Calgary, Alberta

Welcome to this spacious bungalow located on a quiet cul-de-sac in the vibrant, family-friendly community of Royal Oak. Step through the front door into a bright foyer with soaring 10-foot ceilings and a large entry closet, creating an open and airy first impression. To your right, a front office or flex room features tall windows and a glass door, filling the space with natural light.

Continue down the hallway to a mudroom with built-in shelving and a laundry area, offering direct access to the attached garage. The kitchen is well-appointed with a full-height tile backsplash, gas stove, raised eating bar, laminate countertops, and a massive walk-in corner pantry.

The dining area is surrounded by large windows and opens onto your private balcony through a glass patio door—perfect for outdoor dining and entertaining, complete with a gas BBQ line. The west-facing living room features gleaming hardwood floors, expansive picture windows, and a custom built-in media wall.

The main floor is completed by a spacious primary bedroom with a 5-piece ensuite that includes a deep soaker tub, separate shower, dual vanity, and a large walk-in closet. A 2-piece guest bathroom completes the main level.



The fully developed walkout basement offers a large recreation space, two additional well-sized bedrooms, a 4-piece bathroom, and a stunning family room with a gas fireplace and custom built-ins. Step outside to a beautifully landscaped backyard with mature trees and shrubs for added privacy, plus a greenhouse for your gardening needs.

Convenient access to the YMCA, LRT station, and major routes such as Stoney Trail, Country Hills Blvd, and Crowchild Trail.

This home offers the perfect balance of space, privacy, and convenience in one of NW Calgary’s most desirable communities.

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235288    |
| Price          | \$785,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,456       |
| Acres          | 0.13        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 222 Royal Oak Place Nw |
| Subdivision | Royal Oak              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |

Postal Code T3G 4Y6

### Amenities

Amenities Clubhouse  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Basement, Family Room, Gas  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard  
Lot Description Back Yard, Landscaped, Private  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 27th, 2025  
Days on Market 7  
Zoning R-C1  
HOA Fees 210  
HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX House of Real Estate

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