

# \$599,900 - 96 Royal Oak Drive Nw, Calgary

MLS® #A2241465

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,337 sqft

Residential on 0.08 Acres

Royal Oak, Calgary, Alberta

Welcome to 96 Royal Oak Drive NW Calgary, situated on a friendly street in one of Calgary's most beloved communitiesâ€”Royal Oak. This charming two-storey home presents an excellent opportunity for first-time buyers or families looking for a welcoming environment. This home has 3 bedrooms, 2 full and 1 half bathrooms, fully developed two story with a double attached garage!

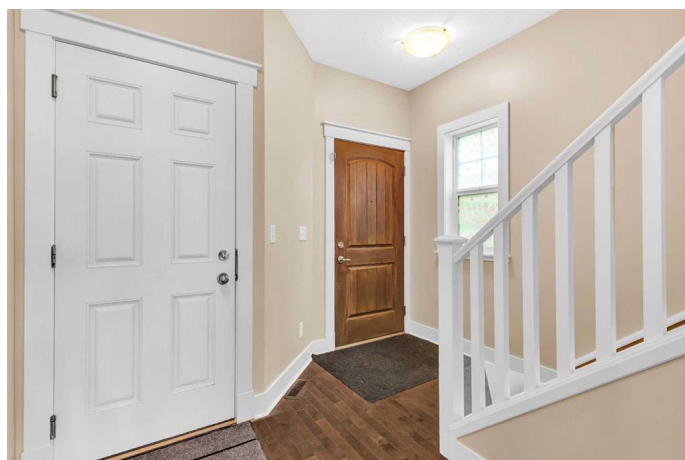
Main floor boasts plenty of natural sunlight, hardwood flooring and living room with gas fireplace, functional kitchen with island seating, pantry and dining area. Second floor features spacious master bedroom 5-piece ensuite and walk-in closet, as well as two other good size bedrooms and a full bath. Few steps out the front door is the bus stop with direct access to the CTrain station. This home is close to shopping, schools, public transit and is in excellent condition. Donâ€™t miss this rare opportunity to own a move-in-ready gem in one of Royal Oak most desirable neighborhoodsâ€”where space, style, and location come together perfectly! Your dream home awaitsâ€”schedule a viewing today!

Built in 2009

## Essential Information

MLS® # A2241465

Price \$599,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,337
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	96 Royal Oak Drive Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5H9

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting
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Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	TREC The Real Estate Company
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