

\$849,900 - 49 Royston Grove Nw, Calgary

MLS® #A2255664

\$849,900

3 Bedroom, 3.00 Bathroom, 2,353 sqft
Residential on 0.08 Acres

Haskayne, Calgary, Alberta

SKIP THE CONSTRUCTION TIMELINE. THIS BRAND-NEW HOME IS COMPLETE, POLISHED, AND READY WHEN YOU ARE. At 49 Royston Grove NW, there's no waiting on construction, no guessing possession dates, and no punch-list of fixes. The paint is dry, the deck is built, and the keys could be in your hand as soon as you're ready.

The floor plan balances function and flow. At the front of the home, a MAIN-FLOOR FLEX ROOM adapts to whatever you need most—home office, study nook, or a cozy playroom tucked away from the action. From there, the main living space opens wide with 9' CEILINGS and LUXURY VINYL PLANK FLOORING. The kitchen is unapologetically the hub: QUARTZ COUNTERS, WALL OVEN, BUILT-IN MICROWAVE, GAS COOKTOP, and a central island designed for gatherings. Oversized TRIPLE-PANEL PATIO DOORS slide open to the REAR DECK, pulling sunlight across the main floor and extending life outside.

Upstairs, a 17' WIDE BONUS ROOM acts as the family's landing pad—movie nights, board games, or just stretching out. The primary bedroom is a retreat of its own, measuring nearly 13' x 17' and finished with DUAL SINKS, a SOAKING TUB, GLASS SHOWER, and an OVERSIZED WALK-IN CLOSET. Two more bedrooms,



each with its own walk-in, share a full bath, and the laundry room sits upstairs where it belongs.

A full basement with a SEPARATE SIDE ENTRY is ready for whatever comes next— income potential, a home gym, or rec space. And because this is a Homes by Avi build, you™ll also have the confidence of 200-amp electrical service, efficient heating, BBQ gas line, smart wiring, and full new home warranty.

Beyond your lot line, the community of Rockland Park is designed for connection: parks, pathways, playgrounds, and a planned RESIDENTS™ CLUBHOUSE WITH OUTDOOR POOL AND RECREATION FACILITIES. The mountains are close, Stoney Trail is closer, and Calgary™s northwest amenities are right at hand.

IMMEDIATE POSSESSION means this home is more than a promise—it™s move-in ready. Book your showing today—49 Royston Grove NW is waiting.

Built in 2025

Essential Information

MLS® #	A2255664
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,353
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

Community Information

Address	49 Royston Grove Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0M3

Amenities

Amenities	Clubhouse, Outdoor Pool, Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Breakfast Bar, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Entrance, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	700
HOA Fees Freq.	ANN

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.