

# \$988,000 - 218 Royal Bay Nw, Calgary

MLS® #A2259377

**\$988,000**

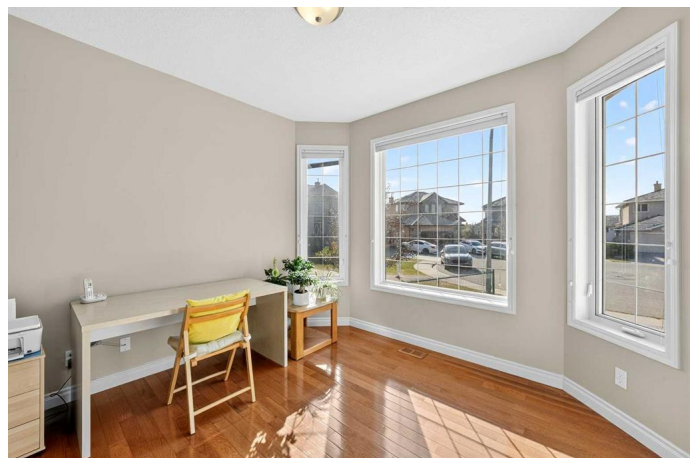
5 Bedroom, 4.00 Bathroom, 2,539 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

Welcome to this meticulously maintained home with charming exterior curb appeal, perfectly situated in a quiet cul-de-sac with one side adjacent to a playground (no neighbour on this side) in Royal Oak Estate. This 4+1 Bedroom, 3.5 Bath residence offers over 3,400 sq. ft. of developed living space, combining elegance with functionalityâ€”ideal for a growing family.

The main floor greets you with 9-ft ceilings and gleaming hardwood flooring throughout. On your right, a sunny south-facing Den features French doors, a bay window, and built-in bookshelves, complemented by a two-sided gas fireplace shared with the formal Dining Room. The open-concept design seamlessly connects the well-appointed Kitchen, Breakfast Nook, and Living Room. The Kitchen boasts a central island with a raised eating bar, stainless steel appliancesâ€”including an electric cooktop, wall oven, and microwaveâ€”and a window overlooking the beautifully landscaped backyard. The Living Room features a gas fireplace and built-in shelves, with built-in ceiling speakers extending into the Dining Room. A convenient Powder Room and Laundry Room with sink complete this level. Step outside to the expansive deck, complete with four built-in benches, perfect for hosting BBQ gatherings. On the upper level, the large Primary Bedroom has a seating area that is great for your retreat and relax before bedtime, a generous walk-in



closet, and a luxurious 5-piece Ensuite with double vanity and jetted tub. Three additional generous Bedrooms share a 4-piece Bathroom. The fully finished Basement adds versatile living space, including a large Recreation Room, a Bedroom with walk-in closet, and a 3-piece Bathroom.

Additional features include dual furnaces for efficient heating, a double attached garage with higher ceilings for extra storage, and recent upgrades such as hardwood flooring (2021), appliances (2022), and a hot water tank (2018).

Located in the vibrant Royal Oak community, this home is just minutes from the Tuscany C-Train Station, providing easy access to downtown Calgary. Top-rated schools, parks, shopping centers, and recreational facilities are all within close reach, making daily life convenient. With nearby pathways and green spaces, residents can enjoy both accessibility and a serene, family-friendly environment.

Built in 2004

**Essential Information**

MLS® #	A2259377
Price	\$988,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,539
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	218 Royal Bay Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5J6

## Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Dining Room, Gas, Living Room, Double Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Cedar Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 25th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.