

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

MLS® #A2259377

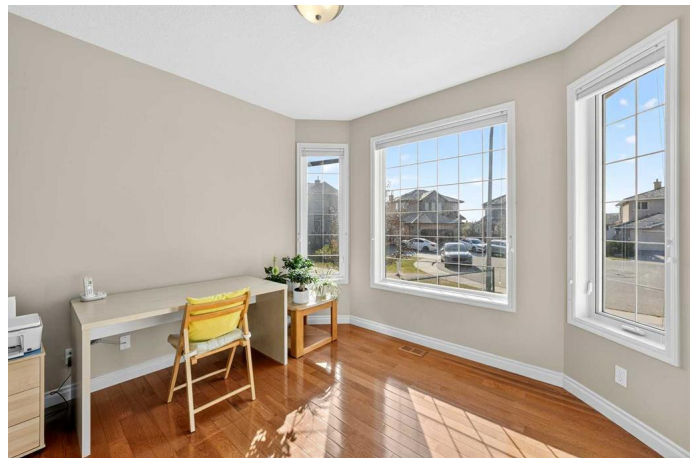
\$988,000

5 Bedroom, 4.00 Bathroom, 2,539 sqft
Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

****OPEN HOUSE this SAT, Sep 27th at 2-4PM**** 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 functionality—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 appliances—including an electric cooktop, wall oven, and microwave—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
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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	Dining Room, Double Sided, Gas, Living Room, Den
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	4
Zoning	R-CG

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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