# \$799,900 - 64 Royal Oak Cape Nw, Calgary

MLS® #A2223216

#### \$799,900

4 Bedroom, 5.00 Bathroom, 2,521 sqft Residential on 0.14 Acres

Royal Oak, Calgary, Alberta

Premiere Video Tour available. Welcome to this beautifully maintained 4-bedroom family home located in a quiet cul-de-sac in the Pillars of Royal Oak. With over 2,500 sq. ft. of living space and a landscaped, levelled, pie-shaped lotâ€"a safe and spacious play area for kids, this home offers a functional layout perfect for families. It is nestled just moments from scenic wet ponds and walking/bike paths, ideal for enjoying nature close to home. The main floor features a cozy living room with a gas fireplace, a formal dining room with recessed ceiling, a private home office with a French door, and a modern kitchen with stainless steel appliances and views of the backyard. Upstairs, you'll find four generous bedrooms, including a spacious primary suite that fits a full king-size set, a vaulted bonus room for a private movie night, and convenient upper-floor laundry. Additional highlights include new central A/C, two-zone furnaces, a smart fridge with a smart display, and an unfinished basement ready for development. Enjoy proximity to parks, top-rated schools, YMCA, shopping, transit, and LRT, with quick access to downtown Calgary and the Rocky Mountains.







Built in 2007

#### **Essential Information**

MLS® # A2223216 Price \$799,900 Bedrooms 4

Bathrooms 5.00

Full Baths 2

Half Baths 3

Square Footage 2,521

Acres 0.14

Year Built 2007

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 64 Royal Oak Cape Nw

Subdivision Royal Oak

City Calgary

County Calgary

Province Alberta

Postal Code T3G 0A5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks,

Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Window Coverings

Heating Central, Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Lighting, Private Yard

Lot Description Back Yard, Landscaped, Level, See Remarks, Pie Shaped Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 17th, 2025

Days on Market 50

Zoning R-CG

# **Listing Details**

Listing Office CIR Realty

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