

96 Royal Oak Drive NW  
Calgary, Alberta

MLS # A2241465



**\$599,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to 96 Royal Oak Drive NW Calgary, situated on a friendly street in one of Calgary's most beloved communities—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. Don't miss this rare opportunity to own a move-in-ready gem in one of Royal Oak most desirable neighborhoods—where space, style, and location come together perfectly! Your dream home awaits—schedule a viewing today!