

780-832-5880

cord@gpremax.com

## 156 Royal Manor NW Calgary, Alberta

MLS # A2271663



\$499,900

Division: Royal Oak Type: Residential/Four Plex Style: Townhouse Size: 1,423 sq.ft. Age: 2004 (21 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Single Garage Attached Lot Size: Lot Feat: No Neighbours Behind

| Heating:    | Forced Air, Natural Gas    | Water:     | -        |
|-------------|----------------------------|------------|----------|
| Floors:     | Carpet, Laminate, Linoleum | Sewer:     | -        |
| Roof:       | Cedar Shake                | Condo Fee: | \$ 321   |
| Basement:   | Full                       | LLD:       | -        |
| Exterior:   | Brick, Stucco, Wood Frame  | Zoning:    | M-CG d30 |
| Foundation: | Poured Concrete            | Utilities: | -        |
|             |                            |            |          |

Features: Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

Welcome to this inviting 2-storey townhome in the heart of Royal Oak, offering bright south-facing exposure and everyday convenience— just a short walk to the C-Train station, nearby shopping, parks, and local amenities. The complex also features a beautifully landscaped central courtyard, providing a peaceful outdoor space to enjoy in the spring and summer months. The main level features 9 ft high ceilings and a Den just off the entrance, perfect as a home office or study space. Walk into the heart of the home where the open concept Living, Dining, and Kitchen areas create a bright, airy atmosphere. The well-appointed Kitchen offers quartz countertops, a raised eating bar, stainless steel appliances, and stylish tile backsplash. The spacious Living Room with cozy gas fireplace and the Dining Area open onto a private balcony, an ideal spot for summer BBQs or relaxing outdoors. This level is complete with a powder room and a Mud Room that leads directly to the single attached garage. The spacious South-facing Primary Bedroom features a walk-in closet with organizer and a 4-piece ensuite bath. This floor is finished with a second Bedroom and an additional 4-piece Bathroom. An open space that is great as a second family room or media area that can be converted as 3rd bedroom if needed. The Basement is unfinished with a large window, offering excellent potential for future development to suit your needs. Located in a well-managed complex, this home combines a comfortable interior layout with a superb Royal Oak location— just minutes to the C-Train station, strip mall, parks, school, Stoney Trail, and Royal Oak Shopping Centre.