

**8910 Royal Oak Way NW
Calgary, Alberta**

MLS # A2273406



\$475,000

Division:	Royal Oak		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,320 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, See Remarks		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s)		

Inclusions: Hoodfan/Microwave, Garage Opener w/ Remote Control, Remote for Blinds, Wall Speakers, Alarm Equipment (no contract)

Cherished by its original owners since 2007, this lovely townhome is being offered to the market for the very first time. Set back from Royal Oak Way on an internal lane, this bright and welcoming residence reveals its character the moment you step inside. Heated tile flooring greets you in the foyer before you head up to the main level family room, where soaring vaulted ceilings and a dramatic wall of windows create an atmosphere of openness and light. Gleaming maple hardwood floors flow throughout the main living spaces, while garden doors open to your own fenced yard - a rarity in townhome living - complete with a pergola-covered patio for summer gatherings. Beyond your fence, a landscaped central courtyard unfolds with winding pathways, mature trees, and a charming gazebo shared by the community. Climb another half-flight to discover the kitchen and dining area, where warm maple cabinetry, and under cabinet lighting features, speak to the quality built into this home. A half-wall allows you to look down into the family room and out to the green-space beyond - maintaining connection across the levels. A second garden door leads to an upper balcony, while a convenient powder room on this level accommodates the stacking washer and dryer. The top floor presents dual primary bedrooms, each generously sized with its own walk-in closet and ensuite bathroom - ideal for a variety of living arrangements. Back at entry level, a door leads to the partial basement - currently unfinished but ideal for a home gym, hobby space, or additional storage. The attached single garage completes the practical amenities. Location amplifies the appeal: the community park with its recreation options sits immediately next door, two schools are within walking distance, and shopping and dining are a two-minute drive away. It's little wonder the original owners stayed so long!