

# \$539,900 - 173 Royal Manor Nw, Calgary

MLS® #A2235915

**\$539,900**

2 Bedroom, 4.00 Bathroom, 1,420 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Bright South-Facing Walkout with Covered Deck Overlooking Courtyard | Steps to C-Train station

Welcome to this sun-filled end-unit townhome in the heart of Royal Oak, just a short walk to the C-Train station, shopping, and local amenities. This walkout unit offers a rare blend of privacy and convenience—ideal for professionals, small families, or home-based businesses. This unit located in the best spot of the complex, backing onto the nice Courtyard.

The main level features 9-foot ceilings and gleaming hardwood floors that enhance the open, airy feel. The spacious Living room is anchored by a cozy gas fireplace, perfect for relaxing evenings. The layout flows into the dining area and Kitchen, which offers a raised breakfast bar and stainless steel appliances.

Step outside to your generously sized, covered south-facing deck (14'3" x 5'4"), framed by glass and aluminum railings—an ideal spot to enjoy sunshine and views of the quiet courtyard.

Upstairs you'll find 2 bedrooms, including a spacious Primary suite with a walk-in closet and a 3-piece ensuite featuring a walk-in shower. A Loft that you can easily convert it to a Bedroom or Den. The second Bedroom is served by a separate 4-piece bathroom.



The fully finished walkout basement adds even more flexibility, with a Rec room currently used as an office, a Kitchenette, a full 3-piece bathroom, and laundry area—ideal for working from home or accommodating guests. From here, step out to a covered patio that opens onto a serene, tree-lined courtyard, offering a peaceful extension of your living space.

Additional features include a single attached garage and great natural light throughout. Located in a well-managed complex, this home is just minutes from C-train station, a strip Mall, parks and school. Easy access to Stoney Trail, and Royal Oak Shopping centre.

Built in 2004

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2235915      |
| Price          | \$539,900     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,420         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 173 Royal Manor Nw |
| Subdivision | Royal Oak          |
| City        | Calgary            |
| County      | Calgary            |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3G 5T5 |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Visitor Parking                   |
| Parking Spaces | 2                                 |
| Parking        | Single Garage Attached, Insulated |
| # of Garages   | 1                                 |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas, Living Room                                                                                                 |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full, Walk-Out                                                                                         |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Courtyard                 |
| Lot Description   | Landscaped                |
| Roof              | Cedar Shake               |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 1              |
| Zoning         | M-CG d30       |

### Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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