

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

MLS® #A2223216

**\$799,900**

4 Bedroom, 3.00 Bathroom, 2,521 sqft

Residential on 0.14 Acres

Royal Oak, Calgary, Alberta

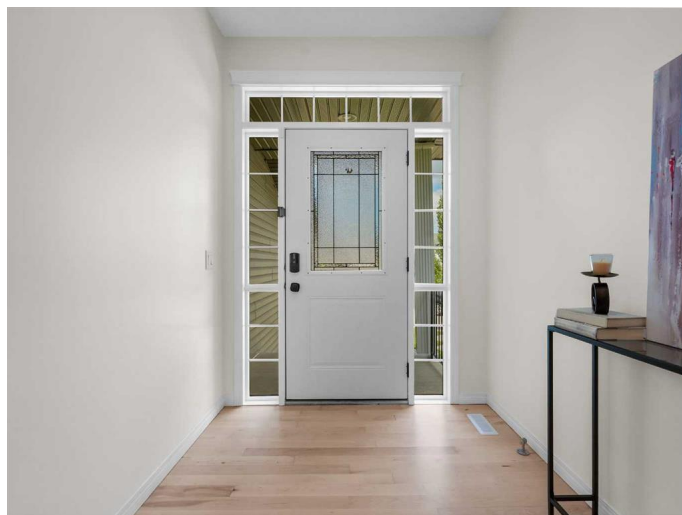
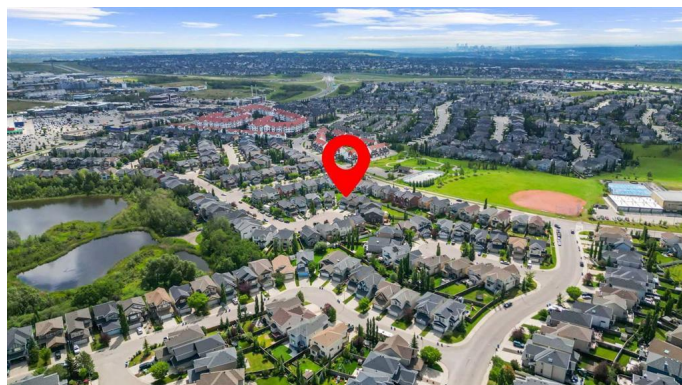
Premiere Video Tour available. Welcome to this beautifully maintained 4-bedroom family home located in a quiet cul-de-sac in the Pillars of Royal Oak. With over 2,500 sq. ft. of living space and a landscaped, levelled, pie-shaped lot—a safe and spacious play area for kids, this home offers a functional 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	3.00
Full Baths	2
Half Baths	1
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	Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Granite Counters
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	Private Yard, Lighting
Lot Description	Back Yard, Landscaped, Level, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	60
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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