

# \$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

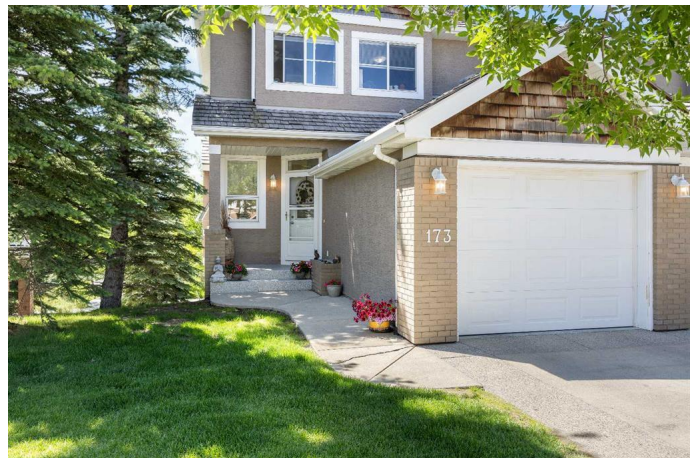
Bright South-Facing Walkout with Covered Deck Overlooking Courtyard | Steps to C-Train station

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 areaâ€”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	7
Zoning	M-CG d30

### Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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