

# \$739,900 - 141 Royal Abbey Court Nw, Calgary

MLS® #A2254714

**\$739,900**

4 Bedroom, 3.00 Bathroom, 1,921 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

Open House Sep 13 (Saturday), 1:00-4:00pm.  
WALKOUT BASEMENT | CUL-DE-SAC |  
SOUTH-FACING BACKYARD | CITY &  
MOUNTAIN VIEWS | 4 BEDROOMS UP OF  
LIVING SPACE IN ROYAL OAK! Tucked away  
on a quiet cul-de-sac in the heart of Royal  
Oak, this 2-storey walkout home offers a rare  
blend of space, functionality, and sun-filled  
charm. With a large pie-shaped south-facing  
backyard, a walkout basement, and 4  
bedrooms upstairs, this property is the perfect  
retreat for families looking to grow and gather.  
Pride of ownership shines throughout with  
thoughtful updates and timeless features. Step  
inside to a versatile front living room/office with  
bay windows, followed by a spacious kitchen  
designed for the home chef—complete with  
granite countertops, corner pantry, stainless  
steel appliances, central island, and solid  
maple cabinetry. A bright dining nook opens  
onto the newer balcony (2021), creating  
seamless indoor-outdoor living for morning  
coffee or summer BBQs. The cozy family room  
is anchored by a gas fireplace, while a 2-pc  
powder room and a practical mudroom/laundry  
combo complete the main level. Upstairs, the  
primary suite boasts a large walk-in closet and  
a 4-pc ensuite with jetted tub and standalone  
shower. Three additional bedrooms and  
another full bath complete the upper level. The  
bright walkout basement awaits your  
vision—whether it's a dream rec room,  
home gym, or even a future rental suite  
depending on City of Calgary Approval.



Recent updates include a new roof (2023), furnace (2015). Enjoy your beautifully landscaped backyard oasis with endless room for kids, pets, and gatherings. Steps from scenic walking paths, ponds, parks, and playgrounds, this mature community also offers top-rated schools (Royal Oak School & William D. Pratt), plus easy access to Crowchild Trail, Stoney Trail, and Country Hills Blvd. This is more than a home—it's a lifestyle.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254714    |
| Price          | \$739,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,921       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 141 Royal Abbey Court Nw |
| Subdivision | Royal Oak                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 4Y3                  |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 4    |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished, Walk-Out                                                                   |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Playground                      |
| Lot Description   | Cul-De-Sac, Pie Shaped Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 40                  |
| Zoning         | R-CG                |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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