

\$516,000 - 178 Royal Manor Nw, Calgary

MLS® #A2198231

\$516,000

2 Bedroom, 3.00 Bathroom, 1,438 sqft
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

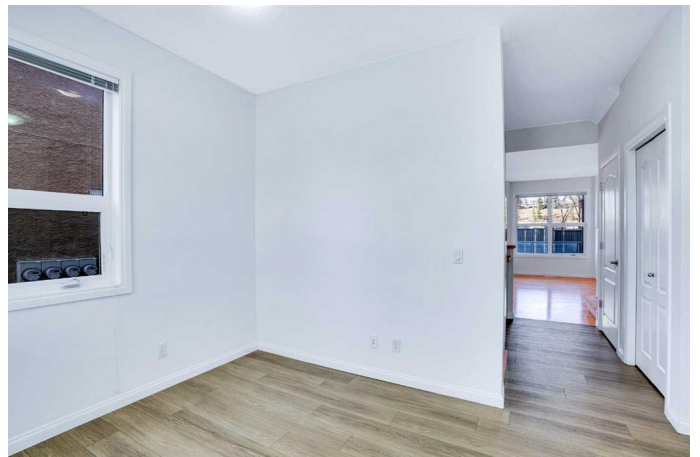
Welcome to 178 Royal Manor, a beautifully maintained 2-storey executive townhome in the prestigious community of Royal Oak Estates. This stunning end-unit boasts 9â€™™ ceilings and a carpet-free main floor, featuring rich hardwood and luxury vinyl plank flooring, fresh new paint, and new entrance flooring for a modern touch.

The open-concept main level offers a bright and sunny flex room, perfect for a home office or study, a stylish kitchen with maple cabinets, an island, and newer stainless steel appliances, and a spacious dining area. The cozy living room is anchored by a corner gas fireplace, creating a warm and inviting ambiance. A 2-piece bath and a large mudroom with convenient access to the attached single garage complete this functional space.

Upstairs, you'll find a bright open loft/family room, a spacious primary bedroom with a walk-in closet and a 4-piece ensuite, a second well-sized bedroom, and an additional 4-piece bath. Both upstairs bathrooms include windows for natural light and ventilation.

The unfinished basement features a newer in-unit washer and dryer, a brand-new hot water tank (2023), roughed-in plumbing for future development, and ample storage space.

Step outside to your private deck, a peaceful



retreat perfect for summer barbecues or relaxing in the fresh air.

Location is everything! This home is within walking distance to the Tuscany LRT station, Rocky Ridge Athletic Complex, Butterfield Acres, top-rated schools, and Royal Oak Centre with an array of shopping and dining options. The nearby Shane Homes YMCA offers world-class fitness and recreational facilities.

With visitor parking, proximity to parks, and endless community amenities, this townhome offers the perfect blend of comfort, style, and convenience.

Don't miss out—schedule your private showing today!

Built in 2004

Essential Information

MLS® #	A2198231
Price	\$516,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	178 Royal Manor Nw
Subdivision	Royal Oak

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5T5

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Bathroom Rough-in, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Wood Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Washer/Dryer, Electric Oven
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Few Trees, Landscaped, Other, Street Lighting
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2025
Days on Market	13
Zoning	M-CG

Listing Details

Listing Office	CIR Realty
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