

140 Royal Oak Gardens NW
Calgary, Alberta

MLS # A2178360



\$425,000

Division:	Royal Oak		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,209 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

This south-facing 3-bedroom townhome offers a perfect blend of comfort and convenience. Situated in the interior of the complex, the home features a private, landscaped rear yard with a patio—ideal for outdoor relaxation. The fully finished basement provides versatile space for a hobby room, home office, or extra living area. An attached garage adds convenience, offering direct access to the home and additional storage. Located just minutes from Royal Oak Centre, YMCA, shopping, dining, and a variety of local amenities, this townhome offers easy access to everything you need while providing a quiet retreat. Don't miss out—schedule your showing today or check out the 3D tour