

# \$640,000 - 325 Royal Oak Mews Nw, Calgary

MLS® #A2203467

## \$640,000

3 Bedroom, 3.00 Bathroom, 1,577 sqft

Residential on 0.15 Acres

Royal Oak, Calgary, Alberta

Open House From Thursday to Sunday March 20 to 23, 12:00Pm To 4:00Pm. Three Wishes: Quality, Convenience, Comfort. The living room features a sunken seating area centered around a massive fireplace. The main bedroom, thoughtfully placed for privacy, includes a separate dressing area with a walk-in closet and vanity. The bathrooms are both sleek and stylish. Your dream kitchen awaits, perfect for any culinary creation. The fully developed basement is professionally finished. Enjoy the largest pie-shaped backyard in Royal Oak, complete with an automatic irrigation system. Relax on your own screened deck during cool summer evenings. Don't wait—seize the opportunity before it's gone!

Built in 2000

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203467    |
| Price          | \$640,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,577       |
| Acres          | 0.15        |
| Year Built     | 2000        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 325 Royal Oak Mews Nw |
| Subdivision | Royal Oak             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G 5C8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island  |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Electric Cooktop, Range Hood |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 75               |

|                |      |
|----------------|------|
| Zoning         | R-CG |
| HOA Fees       | 210  |
| HOA Fees Freq. | ANN  |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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