

# \$848,000 - 17 Royal Ridge Hill Nw, Calgary

MLS® #A2241511

**\$848,000**

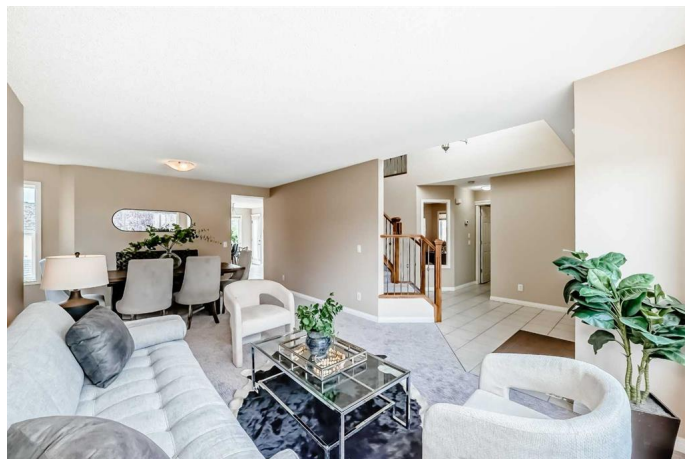
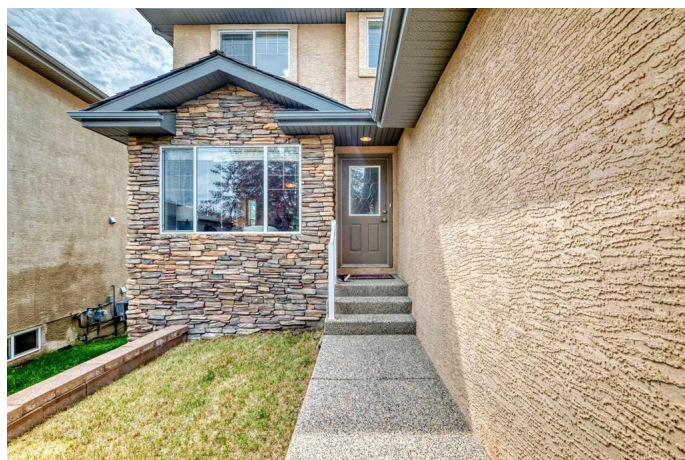
6 Bedroom, 4.00 Bathroom, 2,195 sqft

Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

OPEN HOUSE SAT AUG 30 and SUN AUG 31 at 1:00 PM - 4:00 PM !!! Welcome to this warm and inviting detached home located in the heart of the family-friendly Royal Oak community in Northwest Calgary With approx 2,200 sq. ft. of comfortable living space, this 3-bedroom, 3.5-bathroom home offers a perfect blend of space, natural light, and modern upgrades â€” ideal for growing families who want comfort, functionality, and peace of mind.

The main floor features a private enclosed office, perfect for remote work or quiet study, along with brand-new carpet and freshly painted wall that brings a fresh and cozy touch. The spacious living room with a fireplace is perfect for relaxing evenings, while large windows throughout the home with natural light. The bright and functional kitchen comes equipped with all-new appliances (stove, fridge, washer & dryer) and opens onto a recently finished deck with building permit, overlooking a spacious backyard â€” a great setup for family barbecues and outdoor fun. Upstairs, the extra-large primary bedroom offers more than just a place to sleep â€” thereâ€™s plenty of room for a private sitting area, reading nook, or even a cozy space for movie nights. The luxurious ensuite bathroom includes a relaxing hot tub where you can unwind while enjoying stunning views of the Rocky Mountains. The fully finished walkout basement also followed the city code, offering additional three large multipurpose rooms ideal



for a home office, gym, playroom, or guestroom.

Additional highlights include the central air conditioning (AC), a brand-new deck, second hot water tank that fits larger families and a pre-listing professional home inspection that adds confidence and transparency to the buyers. Conveniently located just minutes from the Tuscany LRT station, and with quick access to Stoney Trail and Highway 1, commuting is a breeze. Enjoy nearby parks, top-rated schools, shopping, and walking paths in one of NW Calgary’s most desirable communities.

This move-in-ready family home has it all – book your private showing today!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241511    |
| Price          | \$848,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,195       |
| Acres          | 0.11        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 17 Royal Ridge Hill Nw |
| Subdivision | Royal Oak              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |

Postal Code T3G4T9

## Amenities

Utilities Cable Available  
Parking Spaces 2  
Parking Double Garage Attached, Garage Door Opener  
# of Garages 2

## Interior

Interior Features Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Range  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Gas, Tile, Glass Doors, Oak  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Landscaped, Lawn  
Roof Cedar Shake  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed July 19th, 2025  
Days on Market 42  
Zoning R-CG

## Listing Details

Listing Office First Place Realty

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