

# \$760,000 - 432 Royal Oak Circle Nw, Calgary

MLS® #A2257362

**\$760,000**

4 Bedroom, 4.00 Bathroom, 1,814 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

Notable features of this home include: Backing onto Walking Paths, Fresh Paint, Air conditioning, Irrigation system, Insulated garage, Gas line for BBQ, Gazebo. This stunning 2-storey home is ideally located in the highly desirable Royal Oak community, showcasing 4 bedrooms, 3.5 bathrooms, a fully finished basement, and and backs onto green space.

Step into the bright and welcoming main floor featuring hardwood floors and an open-concept layout. The spacious living room includes a cozy gas fireplace, while the west-facing backyard offers beautiful decking and a serene, park-like settingâ€”perfect for relaxing or entertaining.

Upstairs, youâ€™ll find a primary bedroom complete with a walk-in closet and a 4-piece ensuite. Two additional bedrooms and a 4-piece main bathroom complete the upper level.

The fully developed basement offers even more living space with a 3-piece bathroom, a wet bar, a recreation area, and an additional bedroom.

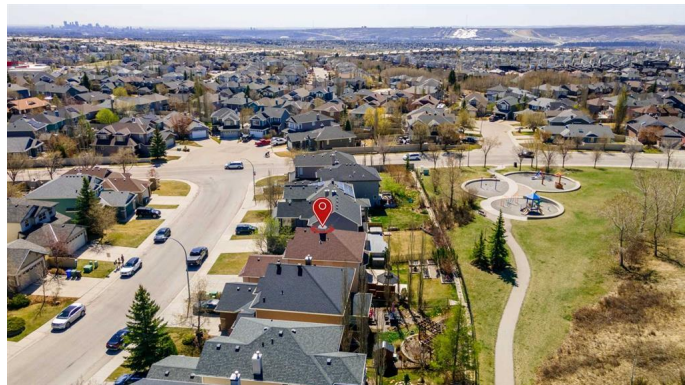
This home is just minutes from Schools, shopping, restaurants, playgrounds, YMCA and more.

Built in 2003

## Essential Information

MLS® #

A2257362



|                |             |
|----------------|-------------|
| Price          | \$760,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,814       |
| Acres          | 0.12        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 432 Royal Oak Circle Nw |
| Subdivision | Royal Oak               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 4X8                 |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, See Remarks                                                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                                      |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full                                                                                                          |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Garden, Other, Storage                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Rectangular Lot, Gazebo |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                                      |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 57                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.