

# \$949,900 - 174 Royal Terrace Nw, Calgary

MLS® #A2258737

**\$949,900**

3 Bedroom, 3.00 Bathroom, 1,584 sqft  
Residential on 0.13 Acres

Royal Oak, Calgary, Alberta

This rare Royal Oak Estates bungalow offers over 2,961.5 sq ft of developed space, on a quiet street backing onto a greenbelt. It features custom millwork, high ceilings with skylights and a "Venetian" effect, a gourmet kitchen, and an elegant curved staircase. The open layout features a kitchen, living space, and formal dining room, with large windows that let in the evening sun, visible from the full-width upper deck with glass railing. Quite often, you will have special visitors such as deer, and so on. The primary suite is a luxurious retreat featuring private deck access, a vaulted ceiling, and a spa-like en-suite with soaking tub, tiled shower, and dual vanity. The walk-out basement has a bright rec room with built-ins, a wet bar, an enclosed media area, two large bedrooms, and a full bathroom. Outside, mature aspens and shrubs provide shade and privacy. Residents enjoy nearby parks, green spaces, and amenities on Country Hills Blvd, including the North YMCA, as well as easy access to major roads via Stoney Trail. Also close to the Tuscany C-train station.

Built in 2002

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2258737  |
| Price    | \$949,900 |
| Bedrooms | 3         |



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,584       |
| Acres          | 0.13        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 174 Royal Terrace Nw |
| Subdivision | Royal Oak            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 5J5              |

### Amenities

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

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Storage, Wired for Sound |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Oven-Built-In, Refrigerator, Washer, Window Coverings          |
| Heating           | Forced Air, Natural Gas                                                                                                |
| Cooling           | Central Air                                                                                                            |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Gas, Living Room                                                                                                       |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Finished, Full, Walk-Out                                                                                               |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                                      |
|-----------------|----------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot |
| Roof            | Pine Shake                                                           |
| Construction    | Stone, Stucco, Wood Frame                                            |
| Foundation      | Poured Concrete                                                      |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 3                    |
| Zoning         | R-CG                 |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Seller Direct Real Estate |
|----------------|---------------------------|

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.