

\$739,900 - 141 Royal Abbey Court Nw, Calgary

MLS® #A2254714

\$739,900

4 Bedroom, 3.00 Bathroom, 1,921 sqft

Single Family on 0.09 Acres

Royal Oak, Calgary, Alberta

Open House Sep 13 (Saturday), 1:00-4:00pm.
WALKOUT BASEMENT | CUL-DE-SAC |
SOUTH-FACING BACKYARD | CITY &
MOUNTAIN VIEWS | 4 BEDROOMS UP OF
LIVING SPACE IN ROYAL OAK! Tucked away
on a quiet cul-de-sac in the heart of Royal
Oak, this 2-storey walkout home offers a rare
blend of space, functionality, and sun-filled
charm. With a large pie-shaped south-facing
backyard, a walkout basement, and 4
bedrooms upstairs, this property is the perfect
retreat for families looking to grow and gather.
Pride of ownership shines throughout with
thoughtful updates and timeless features. Step
inside to a versatile front living room/office with
bay windows, followed by a spacious kitchen
designed for the home chef—complete with
granite countertops, corner pantry, stainless
steel appliances, central island, and solid
maple cabinetry. A bright dining nook opens
onto the newer balcony (2021), creating
seamless indoor-outdoor living for morning
coffee or summer BBQs. The cozy family room
is anchored by a gas fireplace, while a 2-pc
powder room and a practical mudroom/laundry
combo complete the main level. Upstairs, the
primary suite boasts a large walk-in closet and
a 4-pc ensuite with jetted tub and standalone
shower. Three additional bedrooms and
another full bath complete the upper level. The
bright walkout basement awaits your
vision—whether it's a dream rec room,
home gym, or even a future rental suite
depending on City of Calgary Approval.



Recent updates include a new roof (2023), furnace (2015). Enjoy your beautifully landscaped backyard oasis with endless room for kids, pets, and gatherings. Steps from scenic walking paths, ponds, parks, and playgrounds, this mature community also offers top-rated schools (Royal Oak School & William D. Pratt), plus easy access to Crowchild Trail, Stoney Trail, and Country Hills Blvd. This is more than a home—it's a lifestyle. (id:6289)

Built in 2002

Essential Information

Listing #	A2254714
Price	\$739,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,921
Acres	0.09
Year Built	2002
Type	Single Family
Sub-Type	Freehold

Community Information

Address	141 Royal Abbey Court Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G4Y3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office TrustPro Realty



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