

# \$760,000 - 257 Royal Terrace Nw, Calgary

MLS® #A2230422

**\$760,000**

5 Bedroom, 3.00 Bathroom, 2,244 sqft

Residential on 0.14 Acres

Royal Oak, Calgary, Alberta

**\*Open House- Saturday June 28th 12-2PM\***  
Welcome to Royal Oak Estates. Family Living in a Prime NW Calgary Location

Set in the prestigious Royal Oak Estates, this spacious and well-designed 2,244 sq. ft. two-storey home offers incredible value for families looking to combine comfort, convenience, and lifestyle. With 4 bedrooms, 2.5 bathrooms, and a sunny west-facing backyard, this home delivers both functionality and room to grow.

Enjoy a location that truly stands out, walking distance to the C-Train, top rated schools, lush parks, shopping, dining, and recreational amenities. Everything your family needs is right at your fingertips.

Inside, the main level is warm and welcoming with 9-foot ceilings and hardwood flooring throughout. A formal living room with bay windows flows into a spacious dining area, perfect for hosting or family gatherings. The kitchen is the heart of the home, featuring a central island, walk-in pantry, and a bright breakfast nook that opens to the backyard patio.

Unwind in the cozy family room with built-ins and a gas fireplace, or get focused in the main floor den, ideal for a home office or study space. A laundry room and powder room complete this highly functional level.



Upstairs, youâ€™ll find four generously sized bedrooms, including a private primary suite with a walk-in closet and a 5-piece ensuite that offers a relaxing escape at the end of the day.

The unfinished basement with rough-in plumbing provides a blank canvas for future development, whether itâ€™s a playroom, gym, or media lounge. Step outside into your west-facing backyard, complete with mature landscaping, a private patio, and a hot tub, a great spot to relax or entertain.

With a strong family-friendly vibe, easy access to major roads, public transit, and some of Calgaryâ€™s top-rated schools, this home is a standout in one of the NWâ€™s most desirable neighbourhoods.

Don't miss this opportunity to move into Royal Oak Estates! Schedule your showing today!

Built in 2004

**Essential Information**

MLS® #	A2230422
Price	\$760,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,244
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	257 Royal Terrace Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5J7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Irregular Lot, Private
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	18
Zoning	R-CG

### Listing Details

Listing Office	eXp Realty
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