

\$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
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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
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