

\$539,900 - 173 Royal Manor Nw, Calgary

MLS® #A2235915

\$539,900

2 Bedroom, 4.00 Bathroom, 1,420 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

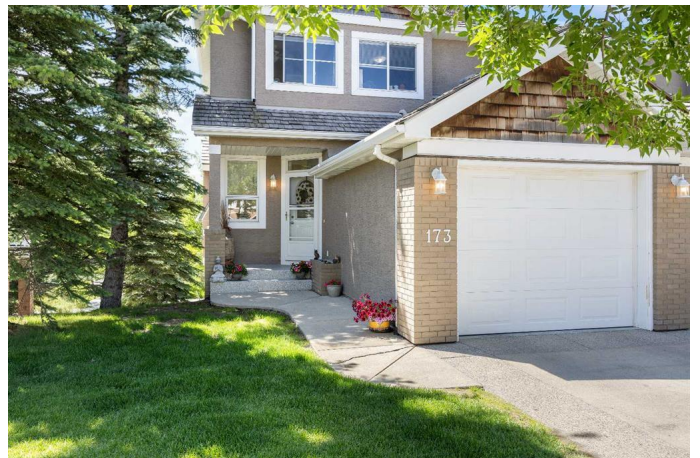
Bright South-Facing Walkout with Covered Deck Overlooking Courtyard | Steps to C-Train station

Welcome to this sun-filled end-unit townhome in the heart of Royal Oak, just a short walk to the C-Train station, shopping, and local amenities. This walkout unit offers a rare blend of privacy and convenience—ideal for professionals, small families, or home-based businesses. This unit located in the best spot of the complex, backing onto the nice Courtyard.

The main level features 9-foot ceilings and gleaming hardwood floors that enhance the open, airy feel. The spacious Living room is anchored by a cozy gas fireplace, perfect for relaxing evenings. The layout flows into the dining area and Kitchen, which offers a raised breakfast bar and stainless steel appliances.

Step outside to your generously sized, covered south-facing deck (14'3" x 5'4"), framed by glass and aluminum railings—an ideal spot to enjoy sunshine and views of the quiet courtyard.

Upstairs you'll find 2 bedrooms, including a spacious Primary suite with a walk-in closet and a 3-piece ensuite featuring a walk-in shower. A Loft that you can easily convert it to a Bedroom or Den. The second Bedroom is served by a separate 4-piece bathroom.



The fully finished walkout basement adds even more flexibility, with a Rec room currently used as an office, a Kitchenette, a full 3-piece bathroom, and laundry area—ideal for working from home or accommodating guests. From here, step out to a covered patio that opens onto a serene, tree-lined courtyard, offering a peaceful extension of your living space.

Additional features include a single attached garage and great natural light throughout. Located in a well-managed complex, this home is just minutes from C-train station, a strip Mall, parks and school. Easy access to Stoney Trail, and Royal Oak Shopping centre.

Built in 2004

Essential Information

MLS® #	A2235915
Price	\$539,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,420
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	173 Royal Manor Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3G 5T5

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached, Insulated
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Courtyard
Lot Description	Landscaped
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	1
Zoning	M-CG d30

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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