

155 Royal Manor NW  
Calgary, Alberta

MLS # A2259518

\$525,000

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Royal Oak              |        |                   |
| Type:     | Residential/Four Plex  |        |                   |
| Style:    | Townhouse              |        |                   |
| Size:     | 1,407 sq.ft.           | Age:   | 2003 (22 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 1 half   |
| Garage:   | Single Garage Attached |        |                   |
| Lot Size: | -                      |        |                   |
| Lot Feat: | Landscaped, Lawn       |        |                   |

|             |                                   |            |          |
|-------------|-----------------------------------|------------|----------|
| Heating:    | Forced Air                        | Water:     | -        |
| Floors:     | Carpet, Hardwood, Tile            | Sewer:     | -        |
| Roof:       | Cedar Shake                       | Condo Fee: | \$ 352   |
| Basement:   | Finished, Full, Walk-Out To Grade | LLD:       | -        |
| Exterior:   | Brick, Stucco, Wood Frame         | Zoning:    | M-CG d30 |
| Foundation: | Poured Concrete                   | Utilities: | -        |
| Features:   | Breakfast Bar, Central Vacuum     |            |          |

Inclusions: Central vac attachments

AMAZING OPPORTUNITY in the sought after community of ROYAL OAK! IMMACULATE HOME that must be seen to be appreciated! Upon entering you are greeted by an open foyer, gleaming hardwood, custom blinds and neutral decor. The kitchen has updated cabinets, stainless-steel appliances and a generous eating area. The living room is spacious with big south facing windows offering tons of natural light and a corner gas fireplace as a focal point! Finishing the main floor is an updated back mudroom with newer built in cabinetry. Upstairs offers three generous bedrooms - one of which is the primary that has a walk-in closet and a 4 pce ensuite. The lower WALK-OUT is an open and inviting space with large windows and garden door leading to the covered patio overlooking the meticulously maintained green space. This complex is beautifully maintained and well managed. Conveniently located an easy walk to the LRT station, you will not find a better property than this. Book your private showing today!