

325 Royal Oak Mews NW  
Calgary, Alberta

MLS # A2203467



**\$670,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,577 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Pie Shaped Lot		

**Heating:** Forced Air

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Open House Sat & Sun March 22-23 12:00Pm To 4:00Pm. Three Wishes: Quality, Convenience, Comfort. The living room features a sunken seating area centered around a massive fireplace. The main bedroom, thoughtfully placed for privacy, includes a separate dressing area with a walk-in closet and vanity. The bathrooms are both sleek and stylish. Your dream kitchen awaits, perfect for any culinary creation. The fully developed basement is professionally finished. Enjoy the largest pie-shaped backyard in Royal Oak, complete with an automatic irrigation system. Relax on your own screened deck during cool summer evenings. Don't wait—seize the opportunity before it's gone!