

\$739,900 - 141 Royal Abbey Court Nw, Calgary

MLS® #A2254714

\$739,900

4 Bedroom, 3.00 Bathroom, 1,921 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

WALKOUT BASEMENT | CUL-DE-SAC | SOUTH-FACING BACKYARD | CITY & MOUNTAIN VIEWS | 4 BEDROOMS UP OF LIVING SPACE IN ROYAL OAK! Tucked away on a quiet cul-de-sac in the heart of Royal Oak, this 2-storey walkout home offers a rare blend of space, functionality, and sun-filled charm. With a large pie-shaped south-facing backyard, a walkout basement, and 4 bedrooms upstairs, this property is the perfect retreat for families looking to grow and gather. Pride of ownership shines throughout with thoughtful updates and timeless features. Step inside to a versatile front living room/office with bay windows, followed by a spacious kitchen designed for the home chef—complete with granite countertops, corner pantry, stainless steel appliances, central island, and solid maple cabinetry. A bright dining nook opens onto the newer balcony (2021), creating seamless indoor-outdoor living for morning coffee or summer BBQs. The cozy family room is anchored by a gas fireplace, while a 2-pc powder room and a practical mudroom/laundry combo complete the main level. Upstairs, the primary suite boasts a large walk-in closet and a 4-pc ensuite with jetted tub and standalone shower. Three additional bedrooms and another full bath complete the upper level. The bright walkout basement awaits your vision—whether it's a dream rec room, home gym, or even a future rental suite depending on City of Calgary Approval. Recent updates include a new roof (2023),



furnace (2015). Enjoy your beautifully landscaped backyard oasis with endless room for kids, pets, and gatherings. Steps from scenic walking paths, ponds, parks, and playgrounds, this mature community also offers top-rated schools (Royal Oak School & William D. Pratt), plus easy access to Crowchild Trail, Stoney Trail, and Country Hills Blvd. This is more than a home—it's a lifestyle.

Built in 2002

Essential Information

MLS® #	A2254714
Price	\$739,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,921
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	141 Royal Abbey Court Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Y3

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Playground
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	73
Zoning	R-CG

Listing Details

Listing Office	TrustPro Realty
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