

# \$849,900 - 49 Royston Grove Nw, Calgary

MLS® #A2255664

**\$849,900**

3 Bedroom, 3.00 Bathroom, 2,353 sqft  
Residential on 0.08 Acres

Haskayne, Calgary, Alberta

SKIP THE CONSTRUCTION TIMELINE. THIS BRAND-NEW HOME IS COMPLETE, POLISHED, AND READY WHEN YOU ARE. At 49 Royston Grove NW, there's no waiting on construction, no guessing possession dates, and no punch-list of fixes. The paint is dry, the deck is built, and the keys could be in your hand as soon as you're ready.

The floor plan balances function and flow. At the front of the home, a MAIN-FLOOR FLEX ROOM adapts to whatever you need most—home office, study nook, or a cozy playroom tucked away from the action. From there, the main living space opens wide with 9' CEILINGS and LUXURY VINYL PLANK FLOORING. The kitchen is unapologetically the hub: QUARTZ COUNTERS, WALL OVEN, BUILT-IN MICROWAVE, GAS COOKTOP, and a central island designed for gatherings. Oversized TRIPLE-PANEL PATIO DOORS slide open to the REAR DECK, pulling sunlight across the main floor and extending life outside.

Upstairs, a 17' WIDE BONUS ROOM acts as the family's landing pad—movie nights, board games, or just stretching out. The primary bedroom is a retreat of its own, measuring nearly 13' x 17' and finished with DUAL SINKS, a SOAKING TUB, GLASS SHOWER, and an OVERSIZED WALK-IN CLOSET. Two more bedrooms,



each with its own walk-in, share a full bath, and the laundry room sits upstairs where it belongs.

A full basement with a SEPARATE SIDE ENTRY is ready for whatever comes next—income potential, a home gym, or rec space. And because this is a Homes by Avi build, you’ll also have the confidence of 200-amp electrical service, efficient heating, BBQ gas line, smart wiring, and full new home warranty.

Beyond your lot line, the community of Rockland Park is designed for connection: parks, pathways, playgrounds, and a planned RESIDENTS’ CLUBHOUSE WITH OUTDOOR POOL AND RECREATION FACILITIES. The mountains are close, Stoney Trail is closer, and Calgary’s northwest amenities are right at hand.

IMMEDIATE POSSESSION means this home is more than a promise—it’s move-in ready. Book your showing today—49 Royston Grove NW is waiting.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255664    |
| Price          | \$849,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,353       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 49 Royston Grove Nw |
| Subdivision | Haskayne            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3L 0M3             |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Outdoor Pool, Park, Playground, Recreation Facilities                  |
| Parking Spaces | 4                                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                 |
| Has Pool       | Yes                                                                               |

### Interior

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator                                                                                                                                         |
| Heating           | High Efficiency, Forced Air, Humidity Control, Natural Gas                                                                                                                                                          |
| Cooling           | None                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                   |
| Fireplaces        | Electric, Great Room                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                 |
| Basement          | Exterior Entry, Full, Unfinished                                                                                                                                                                                    |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Rain Barrel/Cistern(s)              |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Composite Siding, Stone, Stucco, Wood Frame                         |
| Foundation        | Poured Concrete                                                     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 3                    |
| Zoning         | R-G                  |
| HOA Fees       | 700                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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