

\$725,000 - 100 Royal Manor Nw, Calgary

MLS® #A2264486

\$725,000

2 Bedroom, 3.00 Bathroom, 1,231 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Exceptional walk-out bungalow backing onto serene green space with mountain views! Welcome to this immaculately maintained bungalow offering over 2,200 sq. ft. of beautifully finished living space. Perfectly situated in an exclusive, quiet complex with just 14 bungalow style villas, this home provides a rare combination of privacy, elegance, and breathtaking natural surroundings. From the moment you step inside, you'll be impressed by the rich hardwood flooring, soaring ceilings, custom Hunter Douglas blinds and abundant natural light that define the main living area. The kitchen features, beautiful dark cabinetry, granite countertops, a convenient eat up bar, pantry and stainless steel appliances, seamlessly flowing onto a sunny southwest facing deck with a charming pergola; perfect for enjoying your morning coffee or an evening glass of wine while surrounded by nature. The inviting living room centres around a stunning gas fireplace with beautiful masonry, creating a warm and welcoming atmosphere. The primary suite offers a private retreat with a luxurious 5 piece ensuite, including a double vanity, soaker tub, separate shower, and a spacious walk through closet. A discreetly located 2 piece powder room and laundry area add thoughtful functionality to the main level. Descend down the elegant curved staircase to the fully finished walk out lower level, where a spacious recreational area with a pool table offers the perfect setting for entertaining or



relaxing. This level also features a generous second bedroom, a beautifully appointed 3 piece bathroom with heated flooring and an impressive wet bar complete with quartz countertops and exquisite built in cabinetry. Ample storage space and a covered patio create the ideal blend of functionality and outdoor enjoyment. Additional highlights include an insulated double attached garage, private driveway and visitor parking. The complex is beautifully maintained, with meticulous care evident throughout the grounds and common areas. Located just a short stroll from the LRT station, commuting is effortless. Youâ€™ll also enjoy easy access to exceptional amenities, including one of the cityâ€™s newest YMCA facilities, shopping, dining and recreational options. For those who love the outdoors, a quick drive west puts you on the road to Banff National Park in just over an hour. This is a rare opportunity to own a premium villa in one of the cityâ€™s most desirable locations; a perfect blend of comfort, elegance and convenience. Book your private showing today!

Built in 2004

Essential Information

MLS® #	A2264486
Price	\$725,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,231
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa

Status	Active
--------	--------

Community Information

Address	100 Royal Manor Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5T6

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Masonry
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Views
Roof	Shake, Wood
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
-------------	--------------------

Days on Market	13
Zoning	M-CG d30

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.