

HELLO,
Gorgeous!

164 ROYAL OAK HEIGHTS NW

CALGARY, ALBERTA

A thoughtfully designed Royal Oak family home offering nearly 1,933 sq ft above grade, 4 bedrooms, 3.5 bathrooms, a fully developed basement, and a private setting with no neighbours behind... perfectly positioned close to schools, shopping, parks, recreation, and everyday convenience. The measurement report confirms 1,932.93 sq ft RMS above grade with a developed basement adding flexible living space.

MAIN FLOOR HIGHLIGHTS

- Bright open-concept layout with welcoming natural light
- Spacious kitchen with stainless steel appliances and pantry storage
- Dining area designed for everyday meals and entertaining
- Comfortable living room with cozy gas fireplace
- Functional flow between kitchen, dining, and living spaces
- Main-floor powder room and convenient laundry
- Reverse osmosis system and water softener for added everyday comfort

Designed for everyday life... comfortable, functional, and connected while still offering room to gather, host, and unwind.

UPPER LEVEL

- Spacious primary retreat with walk-in closet and private ensuite
- Two additional bedrooms ideal for kids, guests, hobbies, or office space
- Full 4-piece bathroom
- Flexible upper family/bonus room perfect for movie nights, homework, play space, or quiet downtime

A layout designed to evolve with family life... flexible, practical, and comfortable for every stage.

FULLY DEVELOPED BASEMENT

The fully developed basement expands the living space beautifully with:

- Large recreation room for games, media, fitness, or entertaining
- Fourth bedroom ideal for guests, teens, or extended family
- Full 3-piece bathroom
- Flexible work-from-home, hobby, or retreat space
- Excellent additional storage opportunities

The basement adds valuable everyday living space while adapting easily to changing family needs. The iGUIDE floor plan confirms a large rec room, bedroom, bathroom, and storage/utility areas

OUTDOOR LIVING + LOCATION

Enjoy a private setting with no neighbours behind and a location that makes everyday life easier.

- Playground and school just down the street
- Minutes to shopping, restaurants, groceries, and everyday amenities
- Quick access to major commuter routes
- Close to one of Calgary's largest YMCA and recreation facilities
- Located in the sought-after northwest Calgary community of Royal Oak

A family-focused location where convenience, recreation, and connection come together.

WHY YOU'LL LOVE IT

Homes in Royal Oak that offer space, privacy, flexibility, and location are always in demand.

With nearly 1,933 sq ft above grade, 4 bedrooms, 3.5 bathrooms, a fully developed basement, and multiple living spaces throughout... this home delivers the kind of everyday ease families are truly looking for. The home includes a large main living area, upper family room, developed rec space, and a basement bedroom and bath for flexibility.

Spacious where it matters.

Flexible where life happens.

A smart move in Royal Oak.

LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!

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