

**34 Royal Manor NW**  
**Calgary, Alberta**

**MLS # A2300334**



**\$495,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 369
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** NA

Welcome to this beautifully maintained and move-in-ready home in the highly desirable community of Royal Oak—where comfort, convenience, and lifestyle come together seamlessly. Perfectly situated in a quiet, family-friendly setting, this home offers exceptional access to everything you need. Just minutes from the LRT station, commuting is effortless whether you're heading downtown or across the city. You'll also appreciate the close proximity to top-rated schools, major roadways, and an abundance of shopping, dining, and everyday amenities—all right at your doorstep. Inside, the home features a bright and functional layout designed for modern living. The spacious kitchen, complete with updated appliances and ample cabinetry, flows effortlessly into the dining and living areas—creating the perfect space for both everyday living and entertaining. Large windows invite in plenty of natural light, enhancing the warm and welcoming atmosphere throughout. Upstairs, you'll find well-sized bedrooms offering comfort and privacy, ideal for families or those needing flexible space for a home office. The finished basement adds even more versatility, whether for a rec room, gym, or additional living space. Step outside to enjoy your private outdoor area—perfect for summer evenings, morning coffee, or hosting friends and family. With its unbeatable location, thoughtful updates, and easy access to transit, schools, and amenities, this Royal Oak gem is an exceptional opportunity for homeowners and investors alike.