



\$ 358,000.00

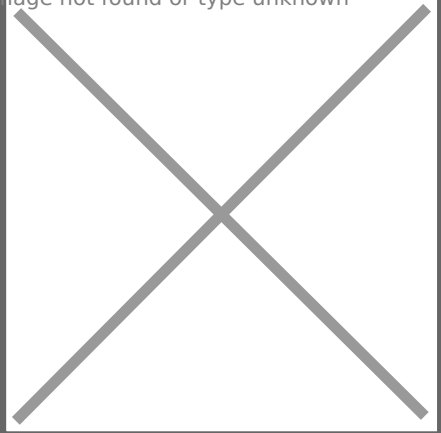
## 32 ROYAL OAK LANE NW CALGARY

<https://paulbrinton.com>

Simply perfect is this stylish townhome in Streetside's LATITUDE ROYAL OAK! A rare opportunity for family living in a townhome with 3 bedrooms in this perfect location just steps to a playground & walking distance to both Royal Oak & William D. Pratt schools. Offering contemporary maintenance-free living, this immaculately...

- 3 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 4 Level Split

**MLS ® #:** A1144314

**Type:** Row/Townhouse

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Bare Land

**Post Updated:** 2021-12-02 18:02:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/18/21

**Two Piece Bath:** 1

**Lot size:** 1098 sq ft

**Year built:** 2006

**Parking:** Oversized, Single Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Ceramic Tile,Laminate

**Community Features:** Park,Schools  
Nearby,Playground,Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Interior Features:** Central Vacuum,High  
Ceilings,Pantry,Walk-In Closet(s)

**Roof Type:** Clay Tile

**Total Parking:** 2

**Association Amenities:** Park

**Exterior Features:** Private Yard

**District:** CAL Zone NW

**Inclusions:** All blinds. NOTE: vacuflor

**Lot Features:** Backs on to Park/Green  
Space,Low Maintenance Landscape,No  
Neighbours Behind,Underground  
Sprinklers,Rectangular Lot,Views

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION



**Basement:** Crawl Space, Finished, Partial

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Brick,Vinyl  
Siding,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Built-In  
Oven,Dishwasher,Dryer,Electric  
Cooktop,Freezer,Microwave Hood  
Fan,Refrigerator,Washer

**Subdivision Name:** Royal Oak

**Lot Size Acres:** 0.03

**Levels:** 4 Level Split

**Zoning:** M-CG d35

**List Price Square Foot:** \$ 267.76

**Photo Count:** 41

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 5.78M 19`0"

**Living Area SF:** 1337.00

**Structure Type:** Five Plus

**Restrictions:** Pet Restrictions or Board  
approval Required

