

# Royal Oak

8910 Royal Oak Way NW



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Some homes are simply places to live. Others become places you never want to leave. For nearly two decades, this Royal Oak townhome has been exactly that—cherished by its original owners since 2007, and now offered to the market for the very first time.

Set back from Royal Oak Way on an internal lane, this bright and welcoming residence reveals its character the moment you step inside. Heated tile flooring greets you in the foyer before you head up to the main level family room, where soaring vaulted ceilings and a dramatic wall of windows create an atmosphere of openness and light. Gleaming maple hardwood floors flow throughout the main living spaces, while garden doors open to your own fenced yard—a rarity in townhome living—complete with a pergola-covered patio for summer gatherings.

Beyond your fence, a landscaped central courtyard unfolds with winding pathways, mature trees, and a charming gazebo shared by the community. It's the kind of space where neighbours become friends and children roam freely on summer evenings.

Climb another half-flight to discover the kitchen and dining area, where warm maple cabinetry speaks to the quality built into this home. A half-wall allows you to look down into the family room and out to the greenspace beyond—maintaining connection across the levels. A second garden door leads to an upper balcony, while a convenient powder room on this level accommodates the stacking washer and dryer.

The top floor presents dual primary bedrooms, each generously sized with its own walk-in closet and ensuite bathroom—ideal for a variety of living arrangements.

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Back at entry level, a door leads to the partial basement—currently unfinished but ideal for a home gym, hobby space, or additional storage. The attached single garage completes the practical amenities.

Location amplifies the appeal: the community park with its recreation options sits immediately next door, two schools are within walking distance, and shopping and dining are a two-minute drive away. It's little wonder the original owners stayed so long.

Thoughtfully designed, lovingly maintained, and offered for the first time in eighteen years—this is a home that has already proven its worth as a place to build a life.





# Property Details

**Offered At:** \$459,900

**Size:** 1,320.08 Sq. Ft.

**Possession:** 60 Days / Negotiable

**Condo Fees:** \$411.35/Monthly

**Property Taxes:** \$2,938 for 2025

**Heating:** In Floor, Forced Air, Natural Gas

**Flooring:** Carpet, Hardwood, Tile

## **Kitchen:**

- Maple cabinetry
- Under cabinet lighting
- Black appliances
- Tile backsplash

## **Goods Include:**

- Hoodfan/Microwave, Garage Opener w/ Remote Control, Remote for Blinds, Wall Speakers, Alarm Equipment (no contract), Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings.

## **Goods Exclude:**

- Wall-mount TV (bracket will stay), Shelf in Garage & Curtains (rods will stay), Electronic Fireplace.

**Garage:** Single Garage Attached Total: 2



# ROOM DIMENSIONS

## Main Building

### 1ST FLOOR

Rec Room | Unfinished: 17'10" x 12'2"  
Utility: 5'1" x 3'3"

### 2ND FLOOR

Foyer: 6'9" x 15'6"  
Garage: 11'9" x 22'6"

### 3RD FLOOR

Living: 18'3" x 14'

### 4TH FLOOR

2pc Bath: 8'4" x 5'7"  
Dining: 9'6" x 18'1"  
Kitchen: 8'6" x 8'6"

### 5TH FLOOR

4pc Ensuite: 8' x 5'1"  
4pc Ensuite: 4'10" x 7'9"  
Bedroom: 11'4" x 13'1"  
Primary: 12'11" x 13'5"

## Main Building

### 1ST FLOOR (Below Grade)

Interior Area: 214.67 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 244.34 sq ft

### 2ND FLOOR (Below Grade)

Interior Area: 122.38 sq ft  
Excluded Area: 283.78 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 141.26 sq ft  
Finished Area: 141.15 sq ft

### 3RD FLOOR

Interior Area: 244.30 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 271.18 sq ft

### 4TH FLOOR

Interior Area: 371.69 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 406.51 sq ft

### 5TH FLOOR

Interior Area: 586.55 sq ft  
Excluded Area: 1.30 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 642.40 sq ft

## Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

## Floor Area Information

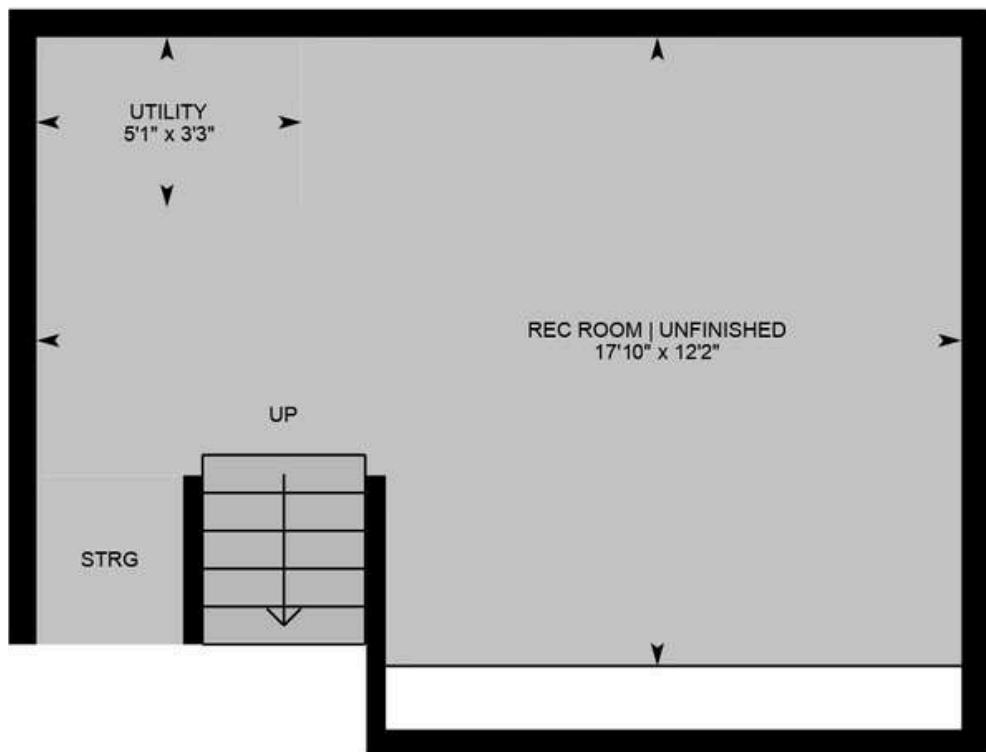
Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

# THE FLOOR PLAN

## FIRST FLOOR (BELOW GRADE):

EXTERIOR AREA: 244.34 SQ. FT.

INTERIOR AREA: 214.67 SQ. FT.



0 3 6 ft

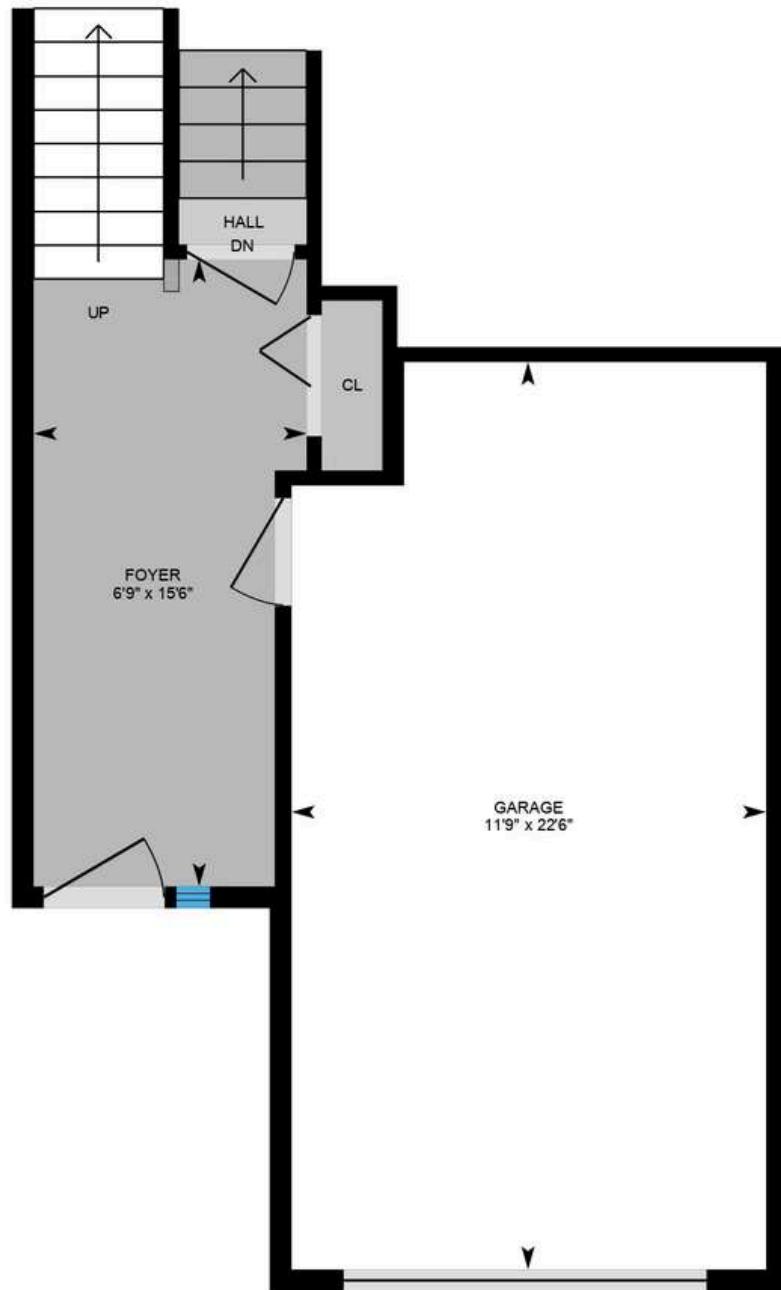
# THE FLOOR PLAN

## **SECOND FLOOR (BELOW GRADE):**

**EXTERIOR AREA:  
141.26 SQ. FT.**

**INTERIOR AREA:  
122.38 SQ. FT.**

**EXCLUDED AREA:  
283.78 SQ. FT.**

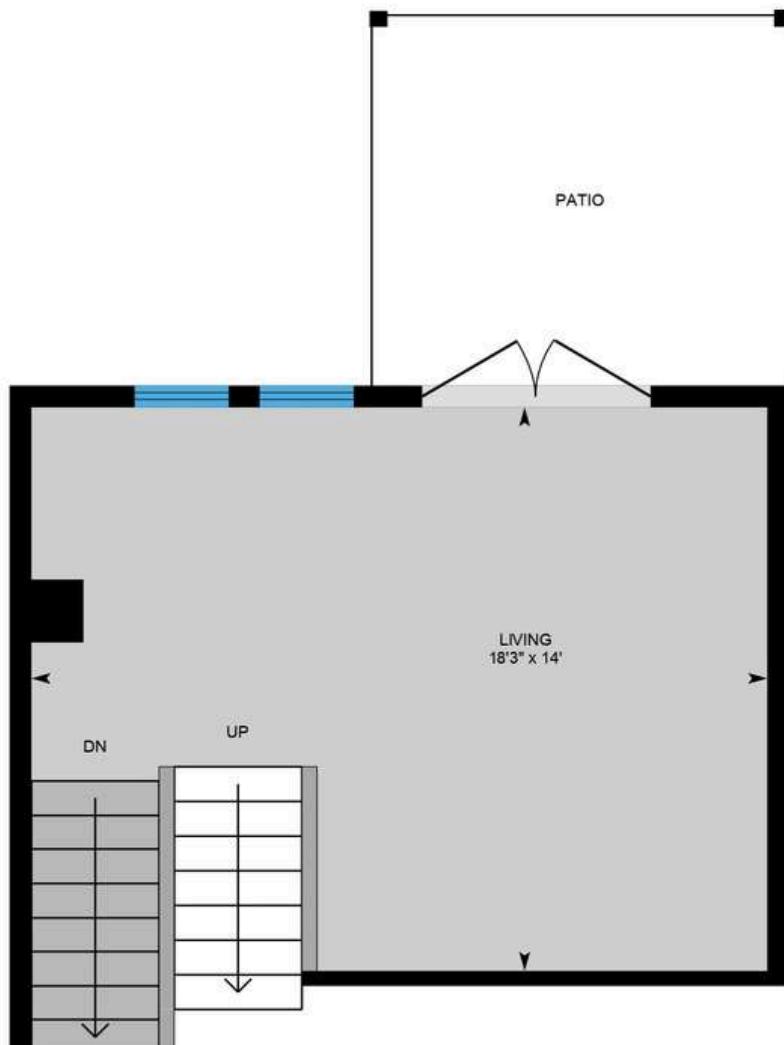


# THE FLOOR PLAN

## THIRD FLOOR:

EXTERIOR AREA:  
271.18 SQ. FT.

INTERIOR AREA:  
244.30 SQ. FT.



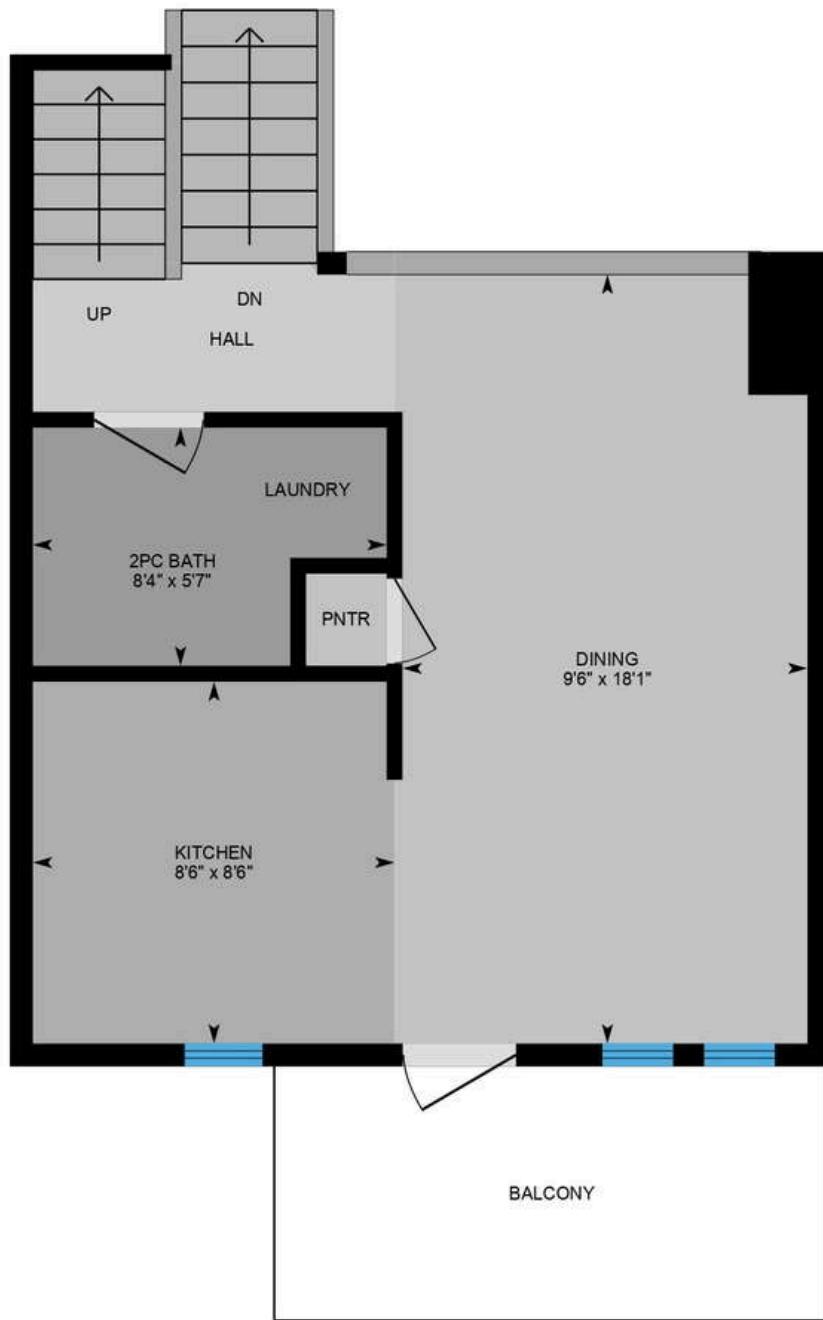
0 3 6 ft

# THE FLOOR PLAN

## FOURTH FLOOR:

EXTERIOR AREA:  
406.51 SQ. FT.

INTERIOR AREA:  
371.69 SQ. FT.



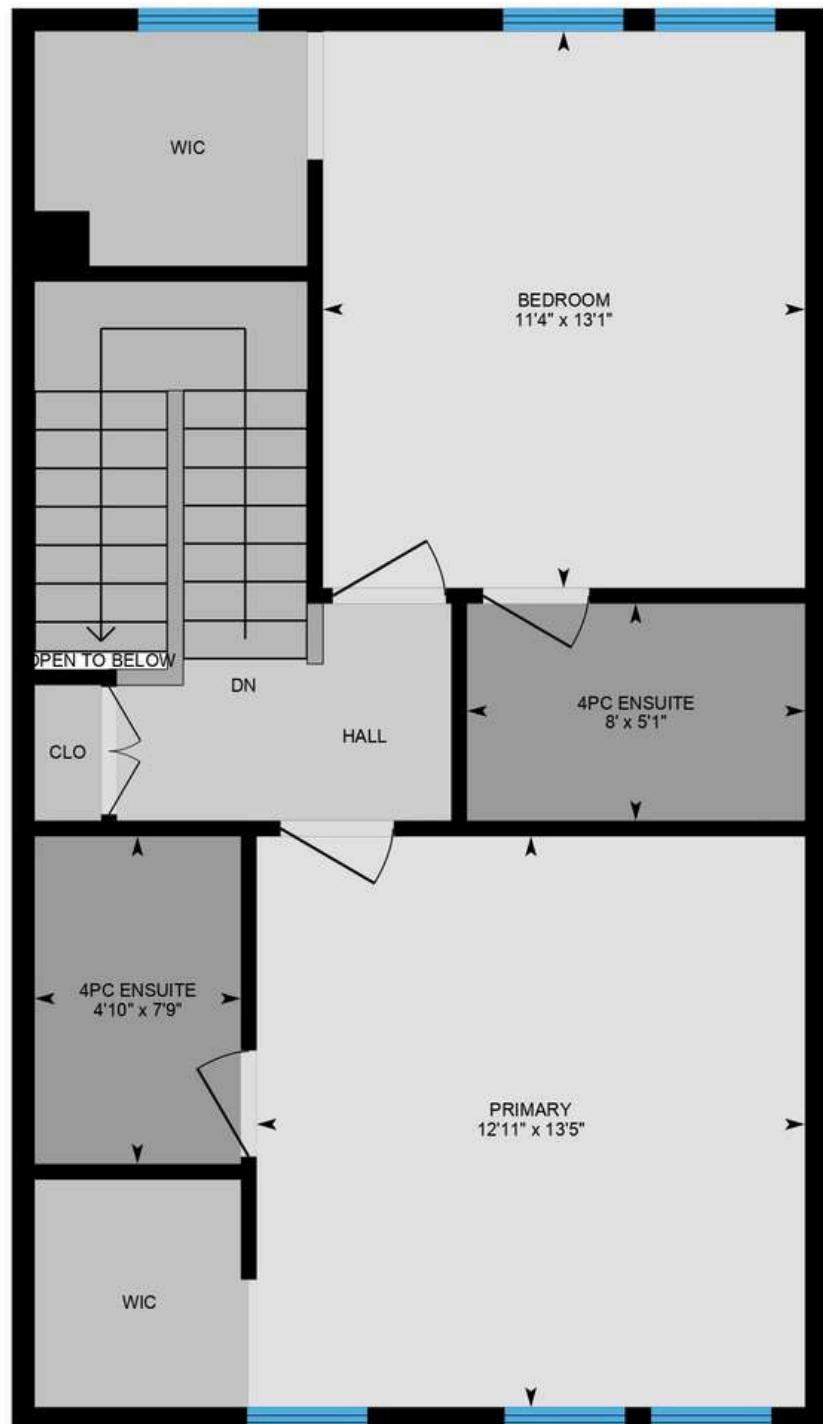
# THE FLOOR PLAN

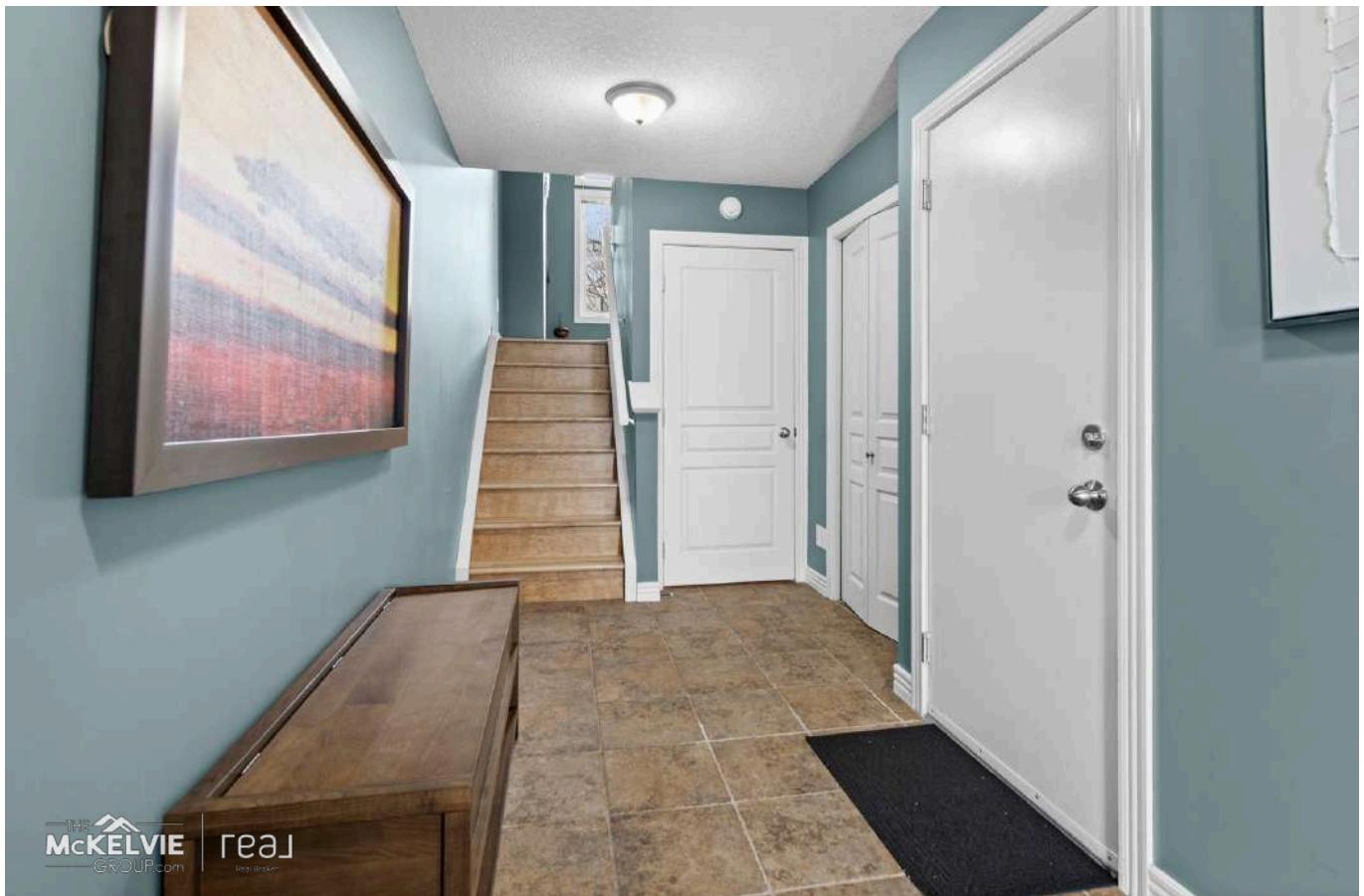
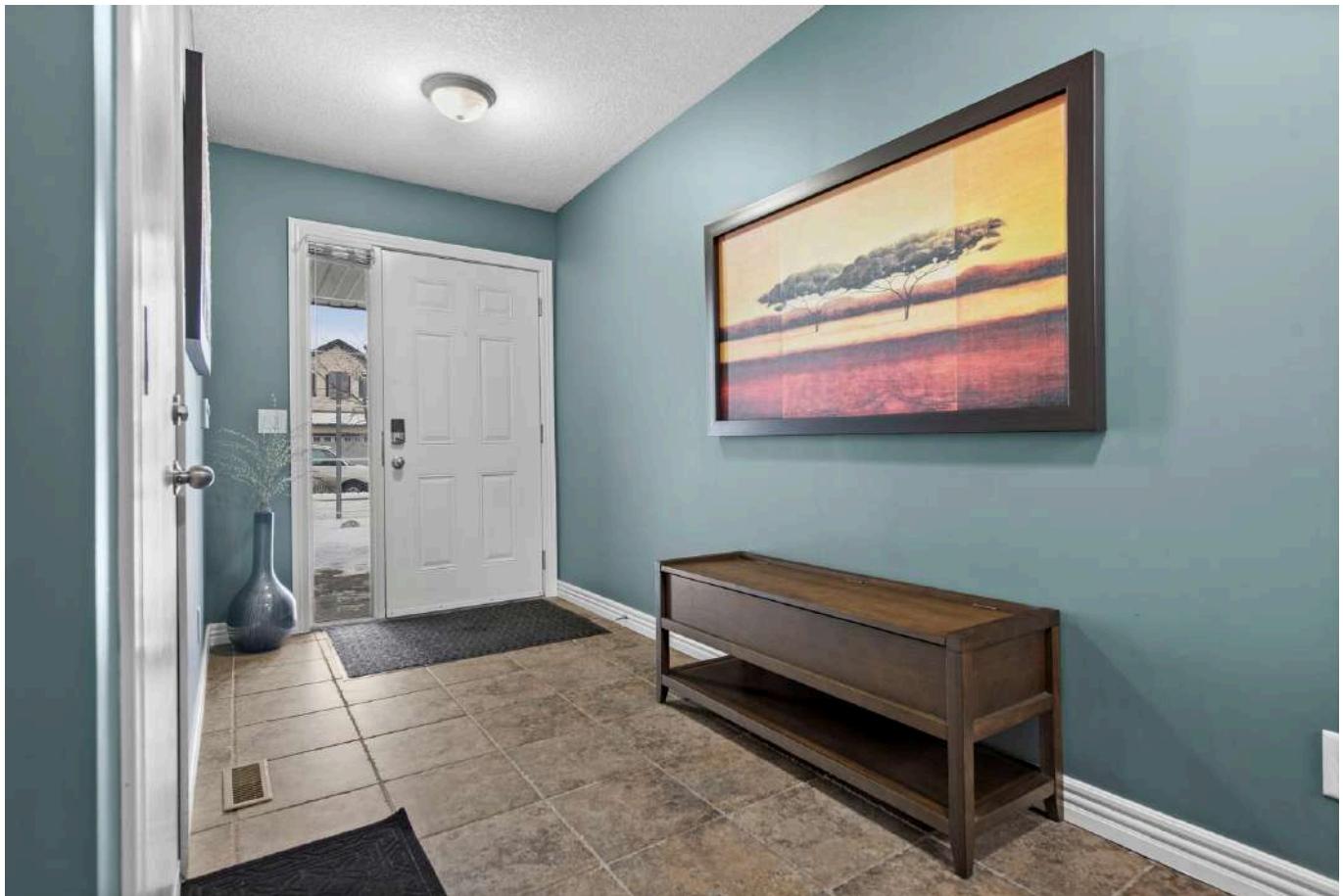
## FIFTH FLOOR:

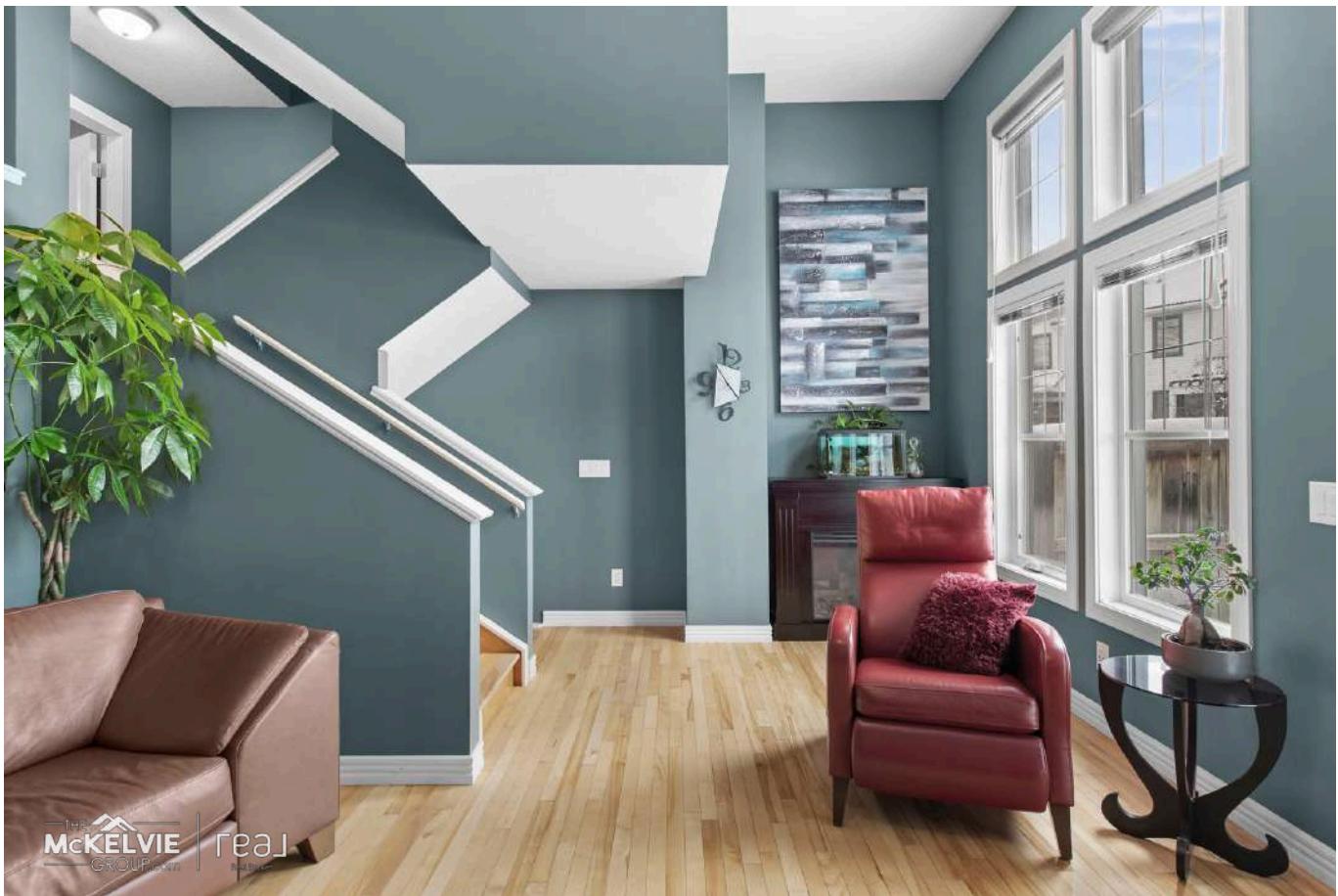
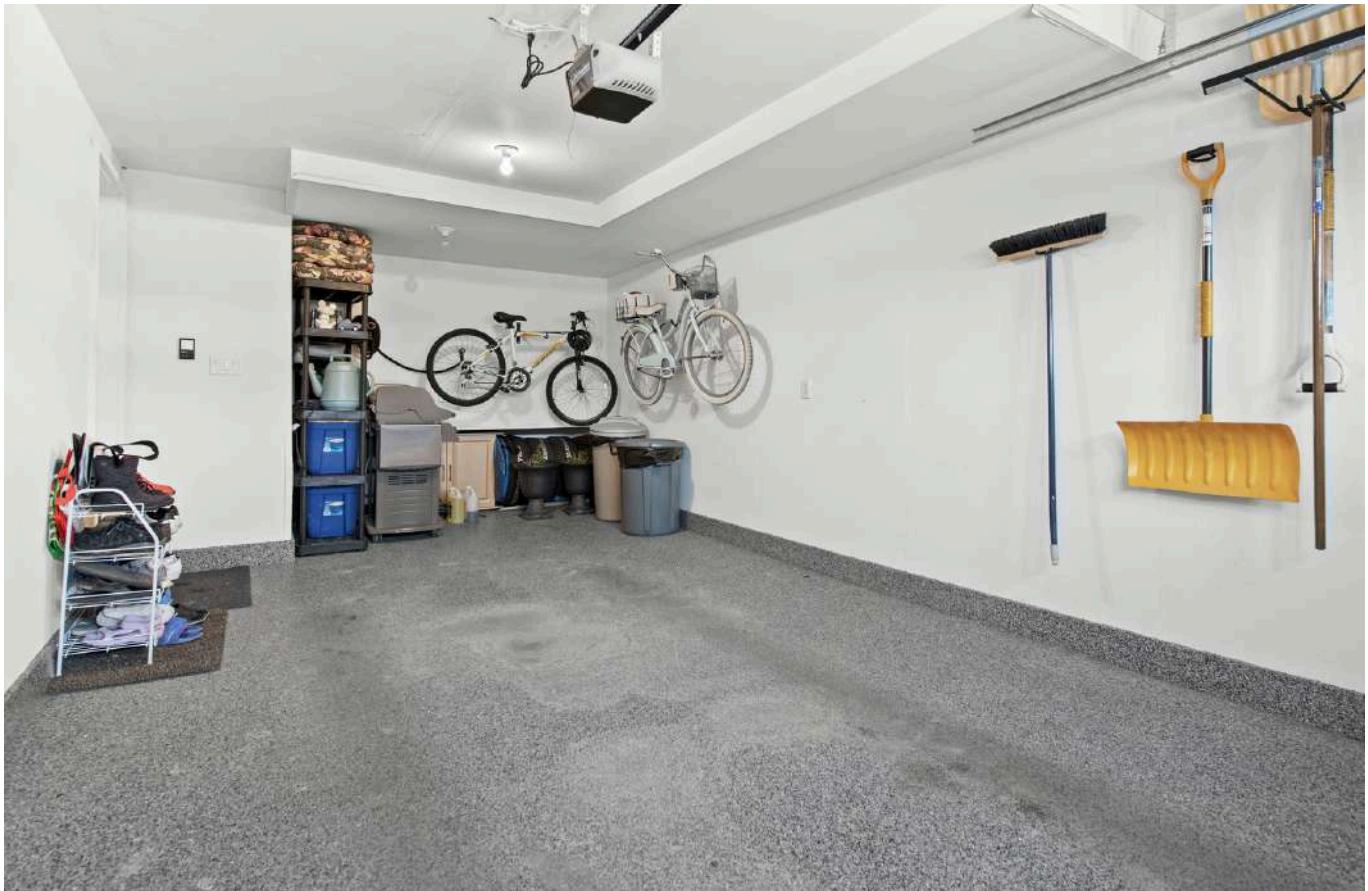
EXTERIOR AREA:  
642.40 SQ. FT.

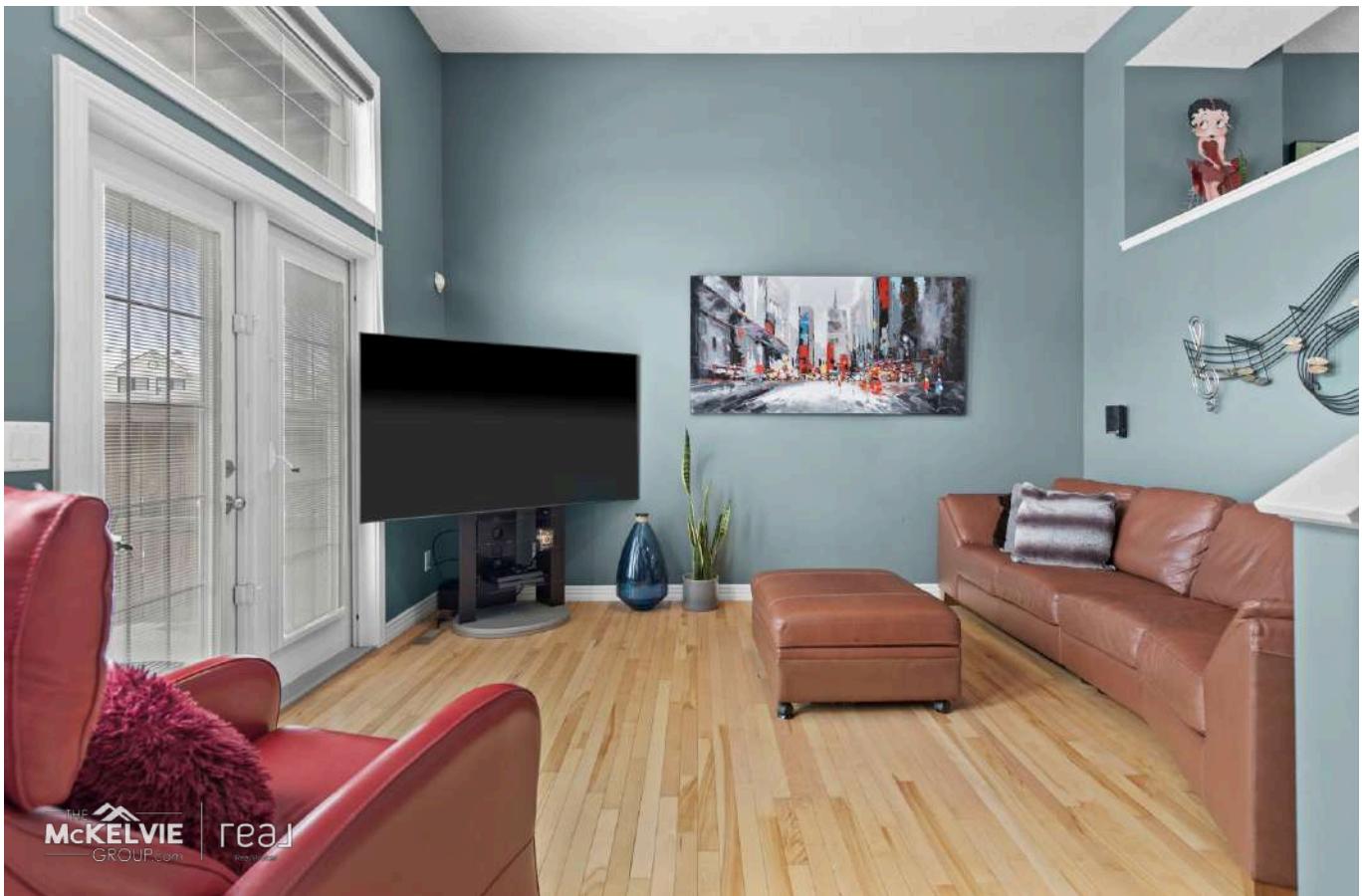
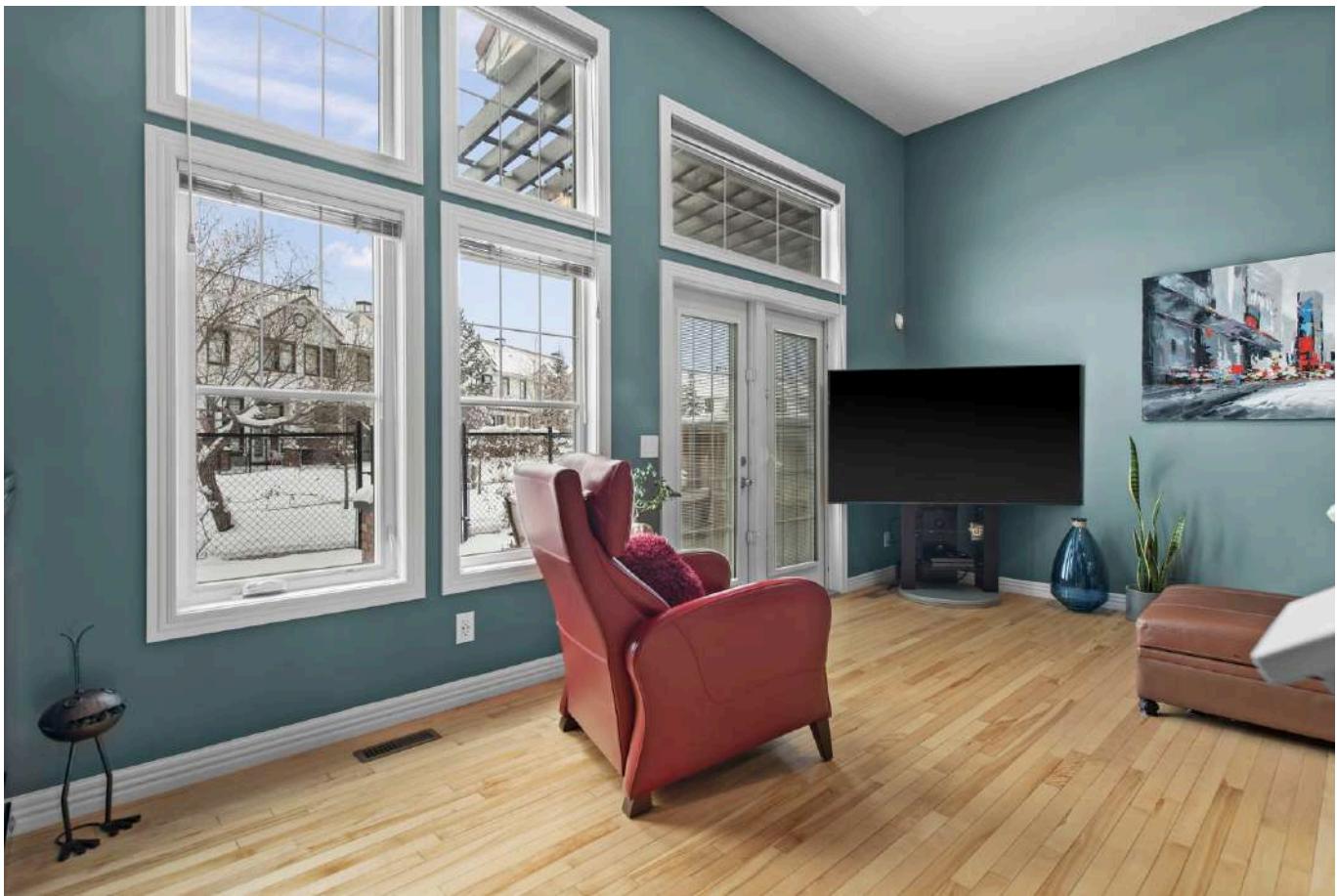
INTERIOR AREA:  
586.55 SQ. FT.

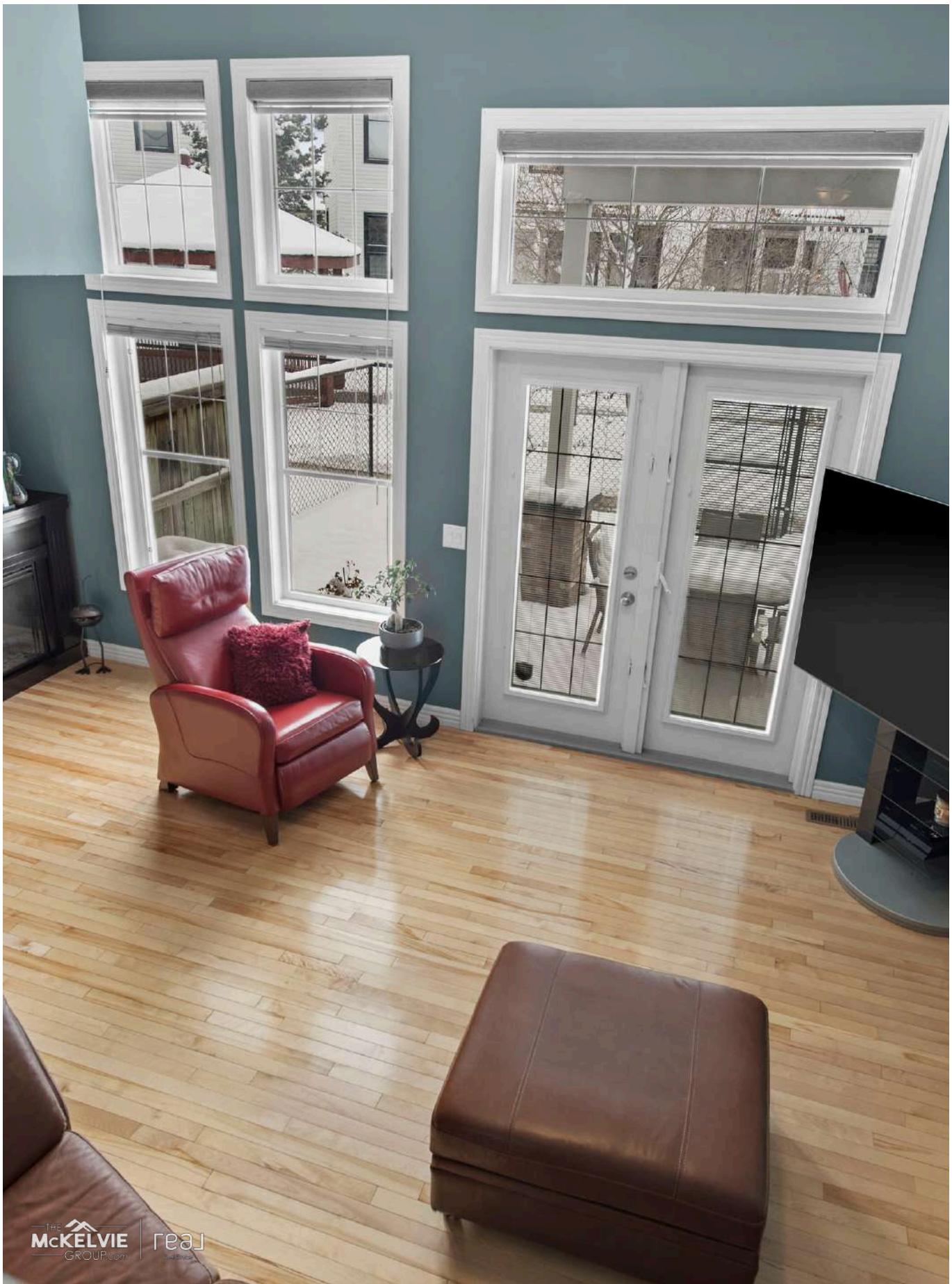
EXCLUDED AREA:  
1.30 SQ. FT.

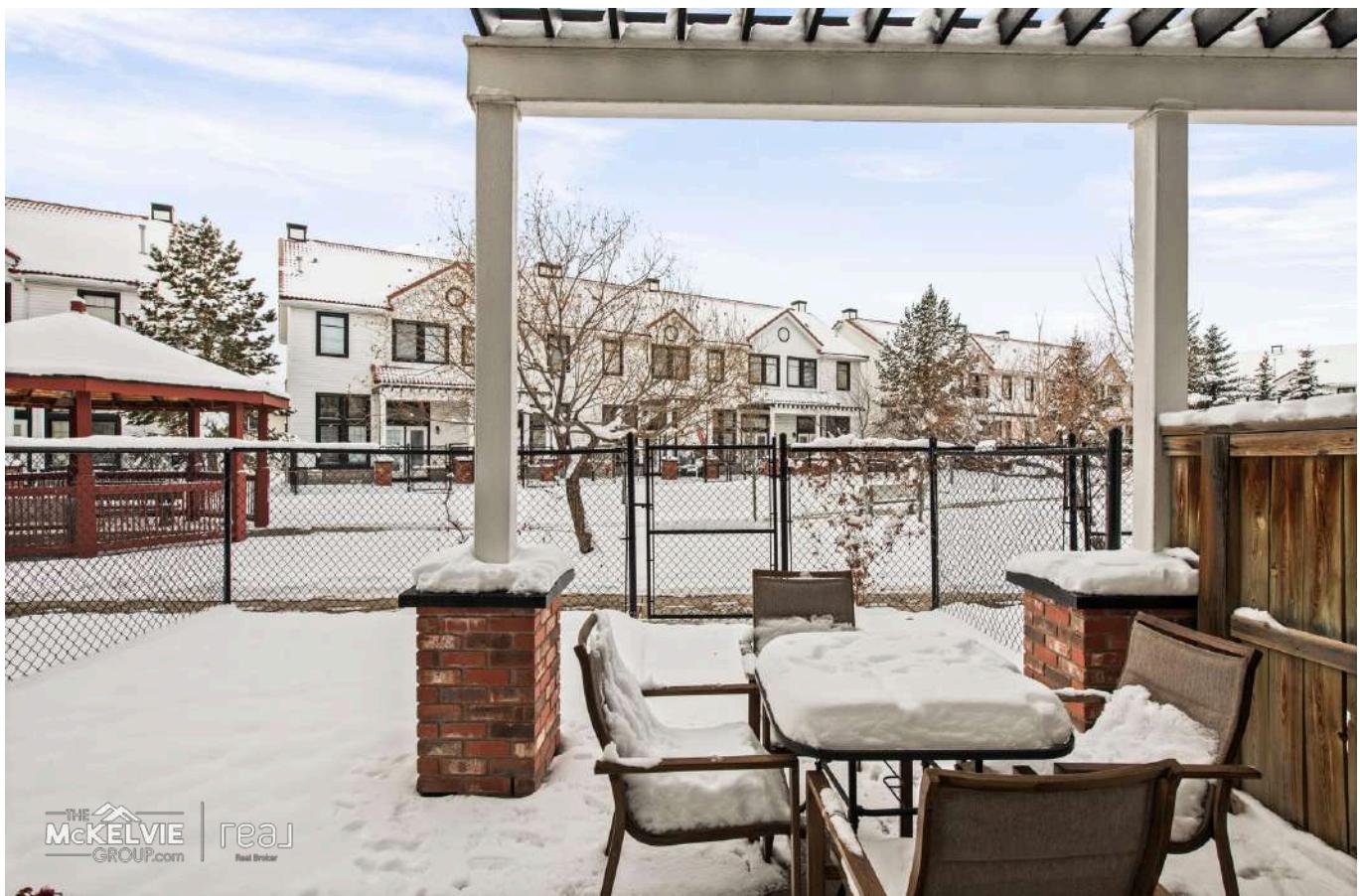
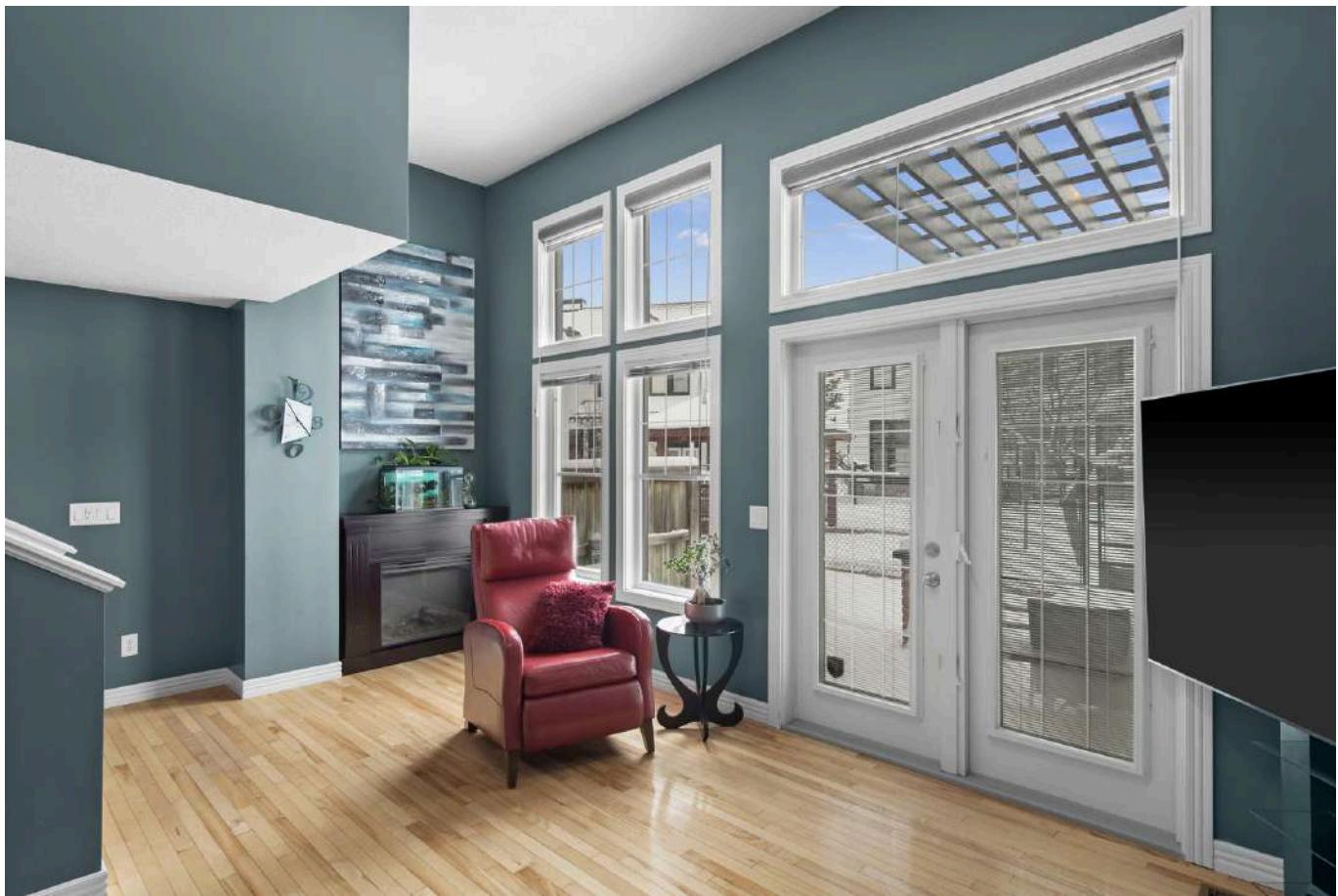




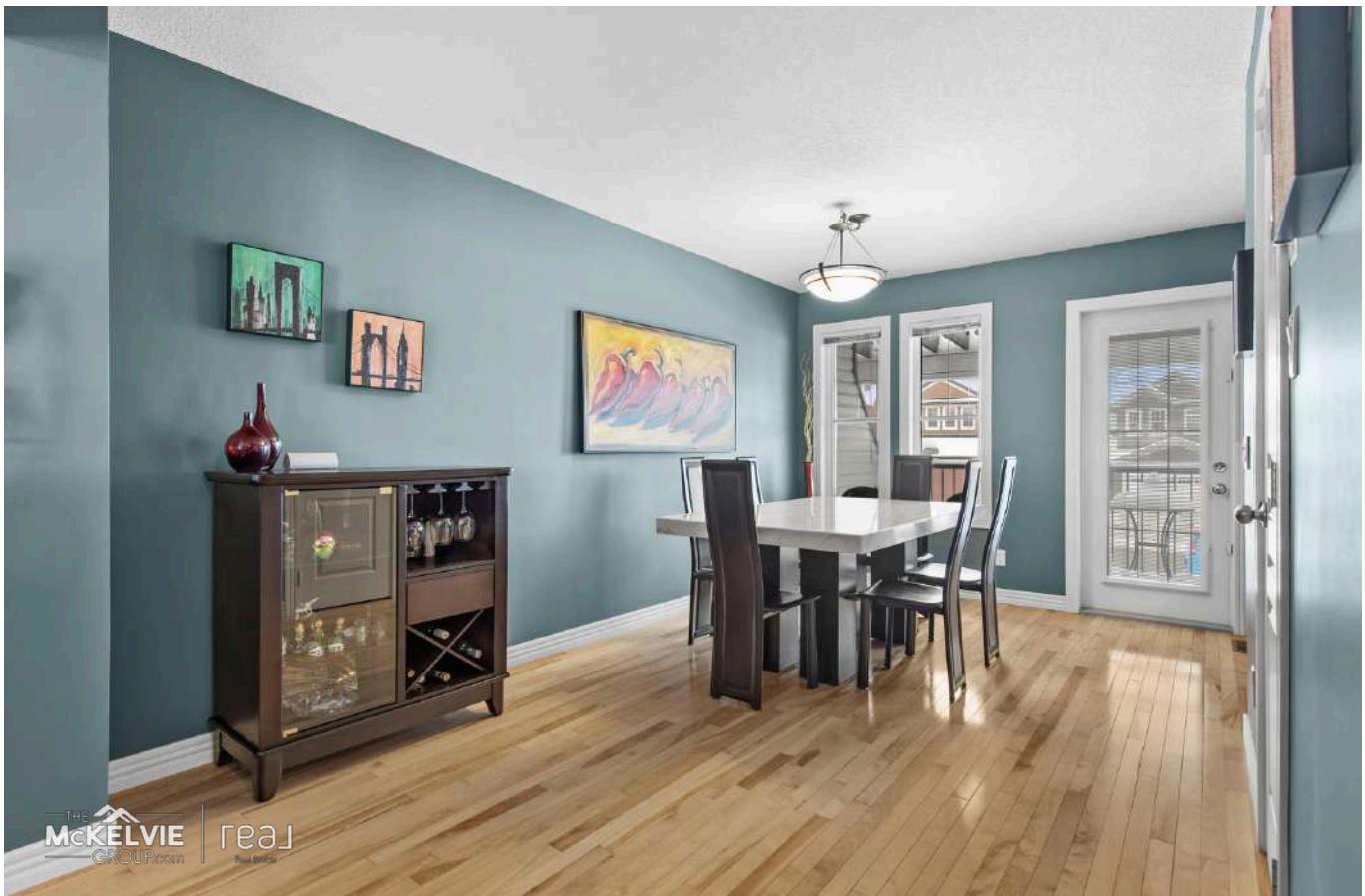






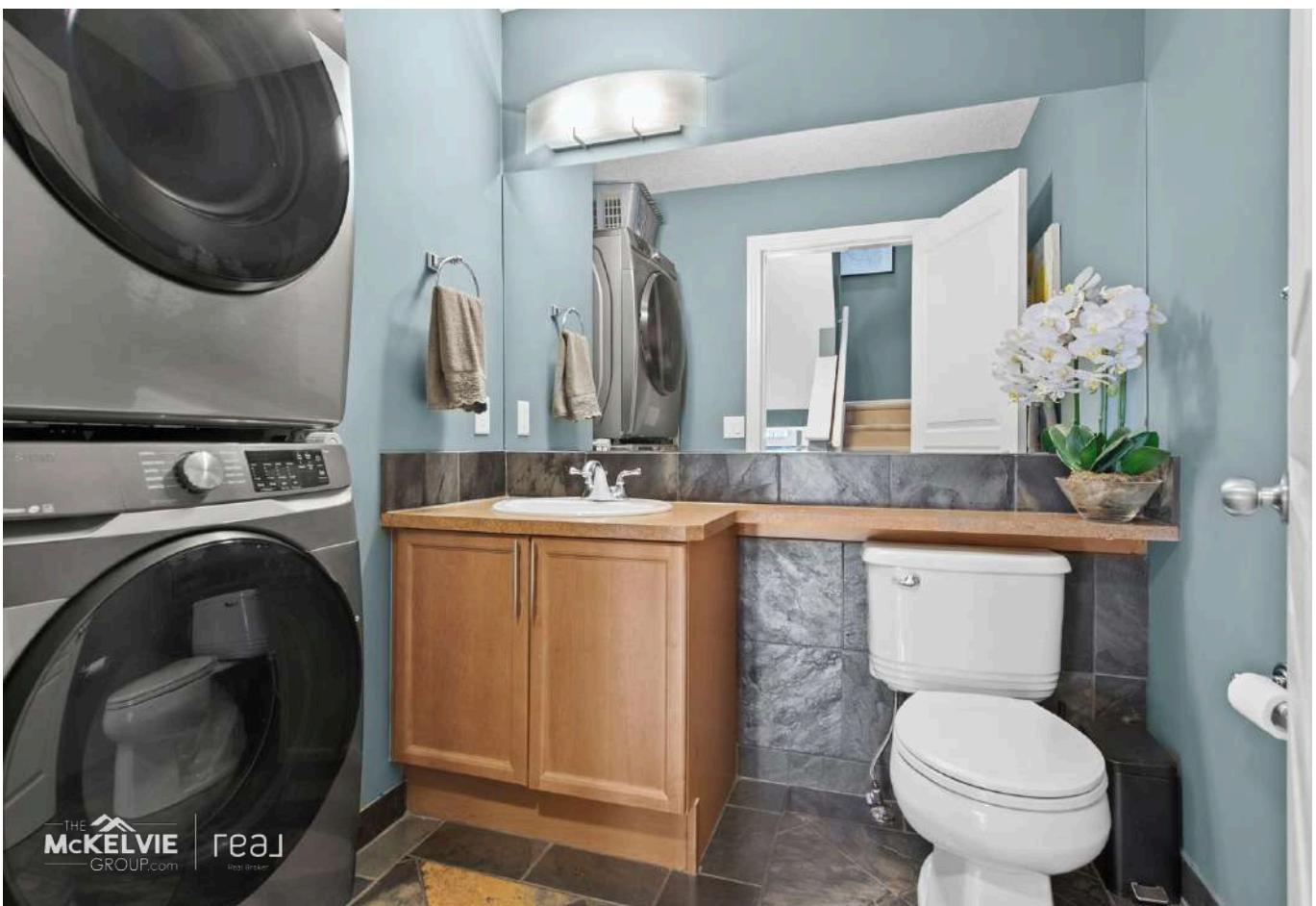
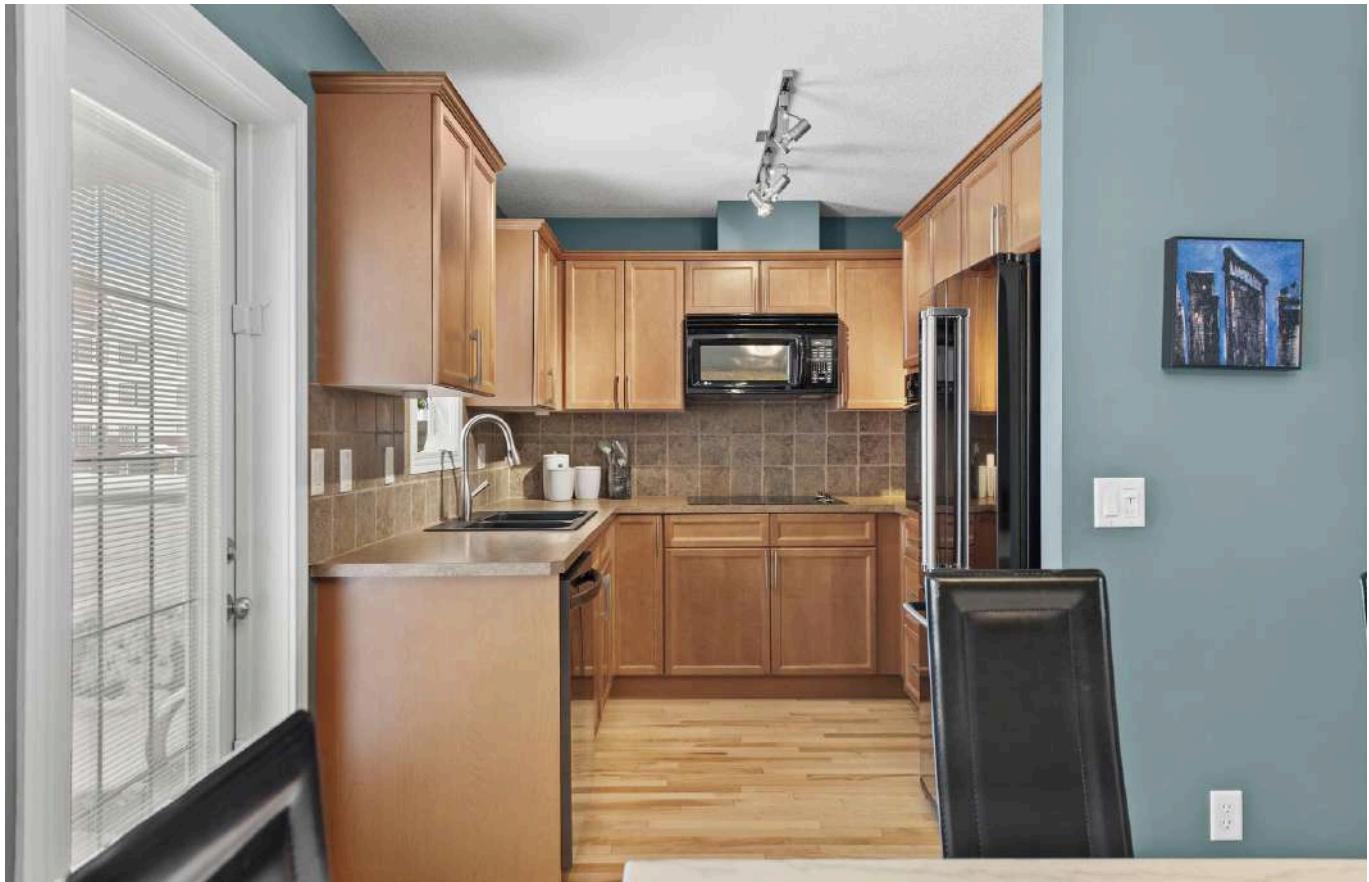


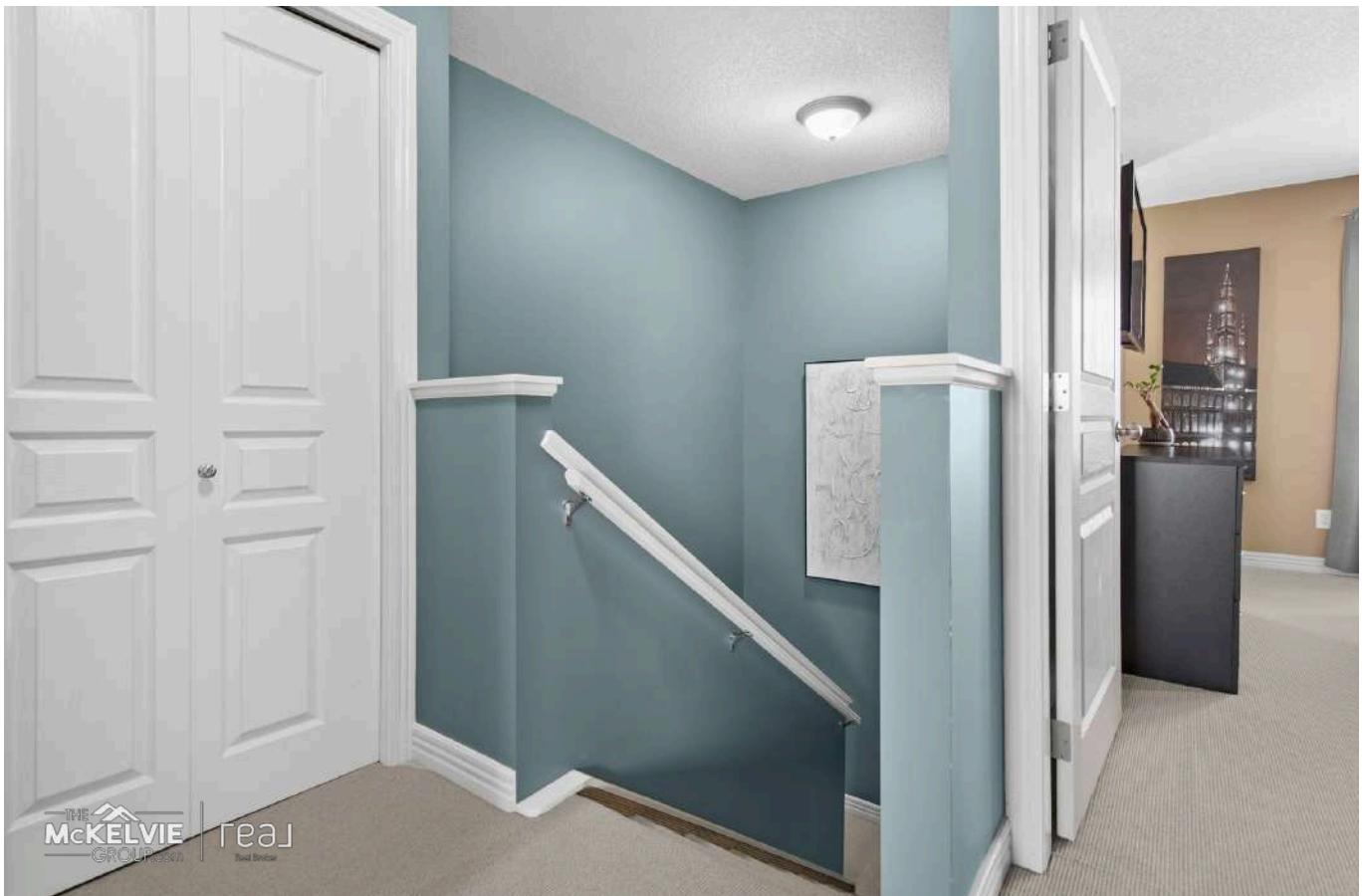






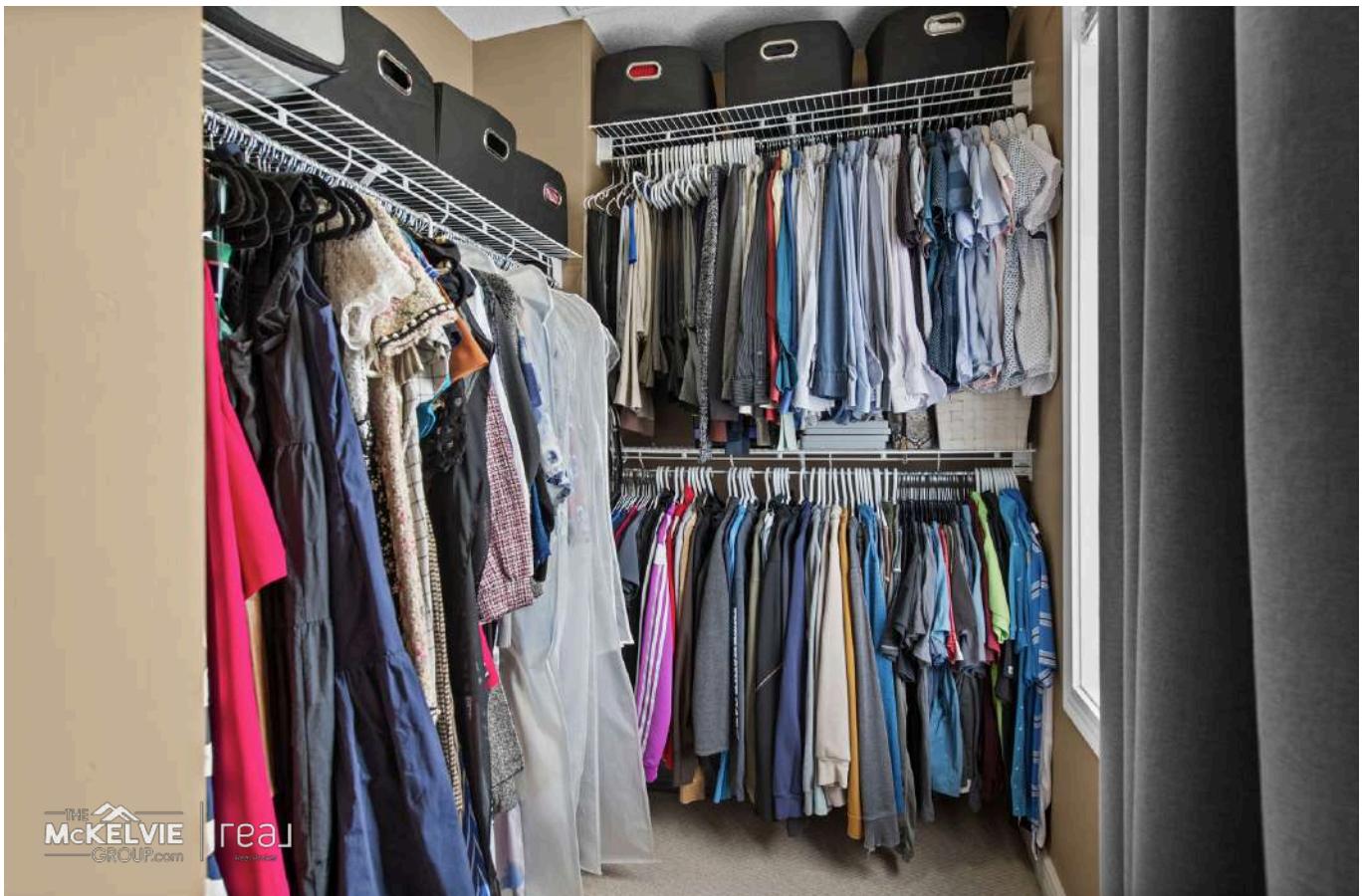


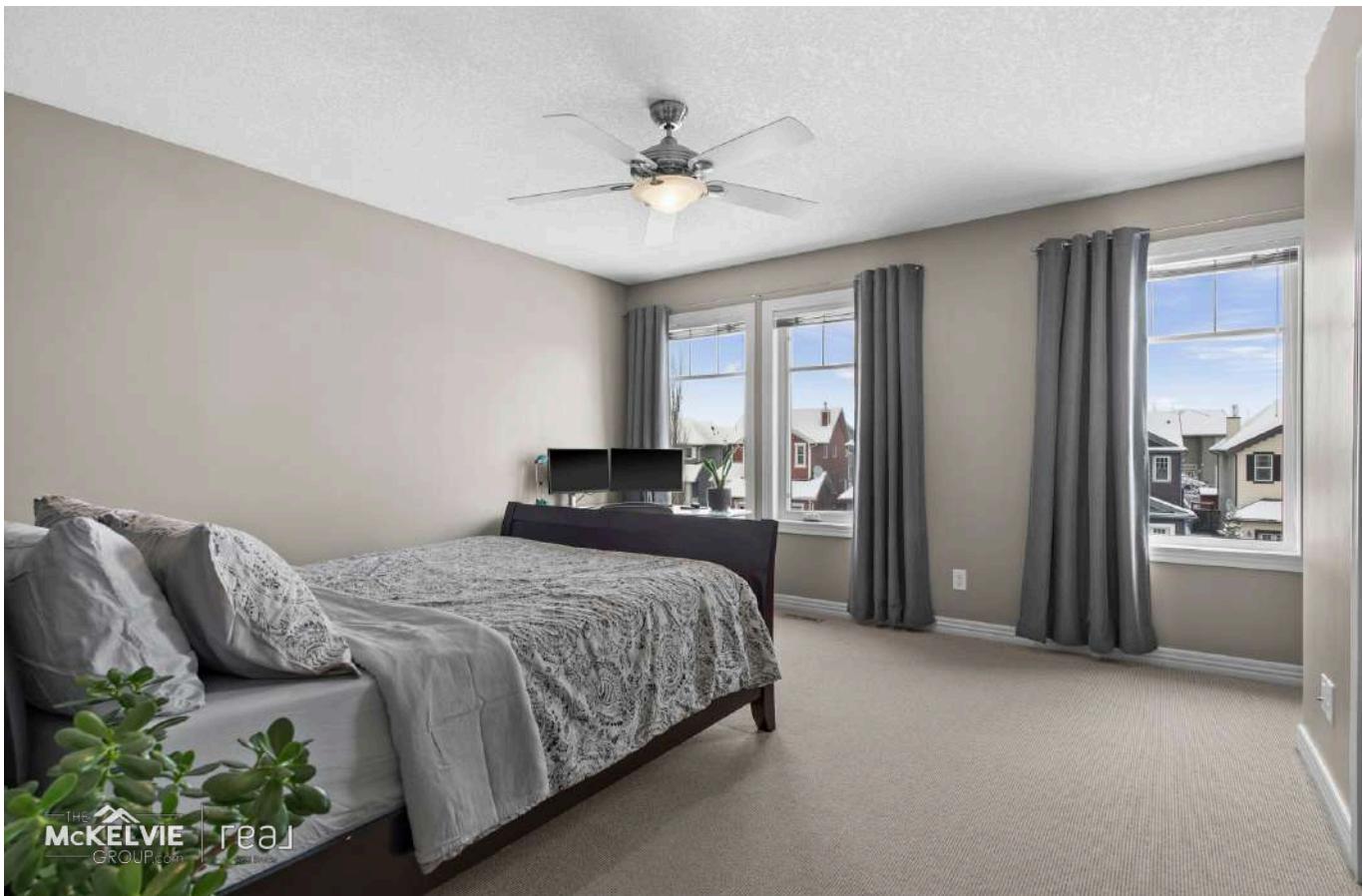


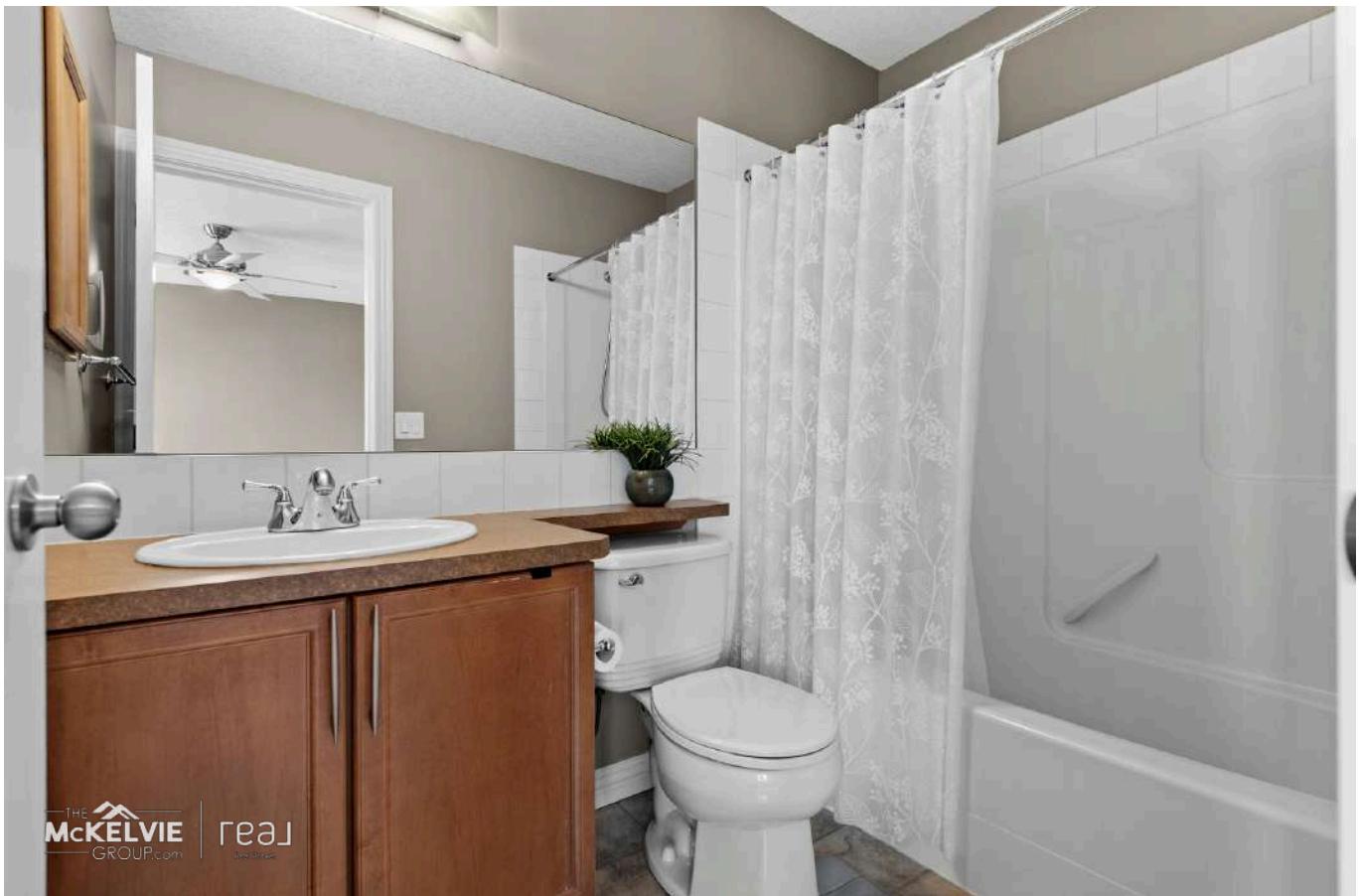


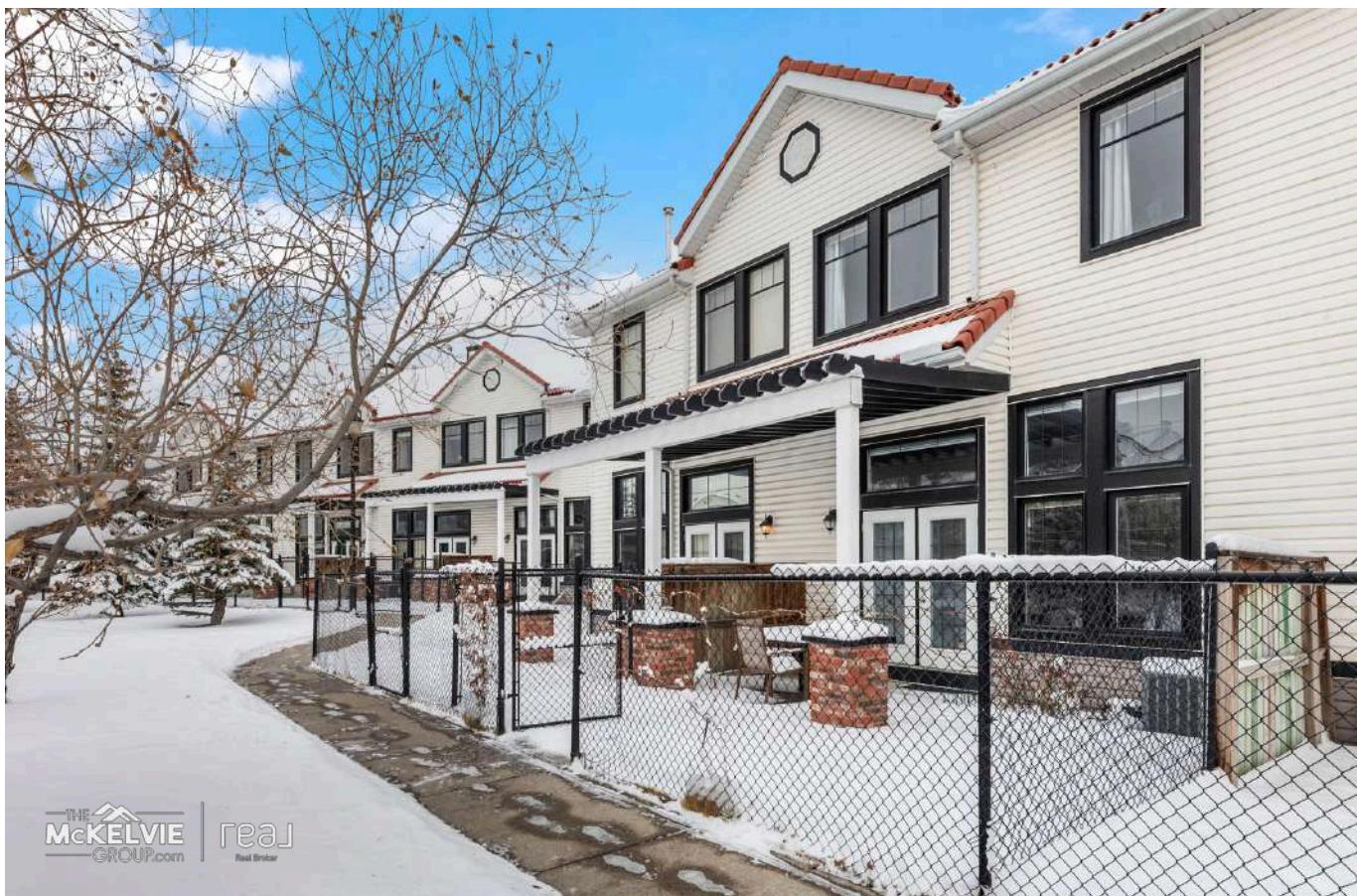


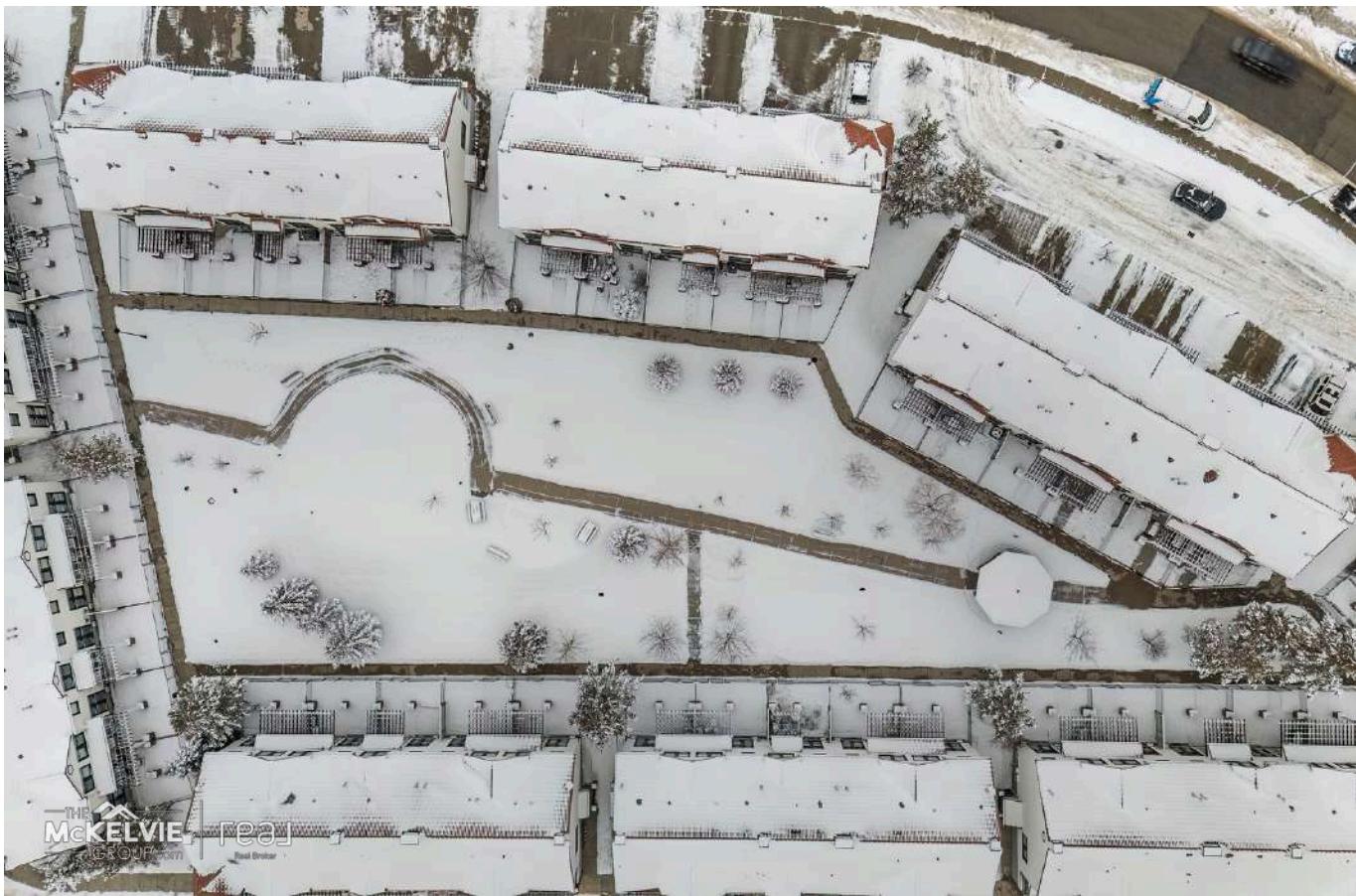












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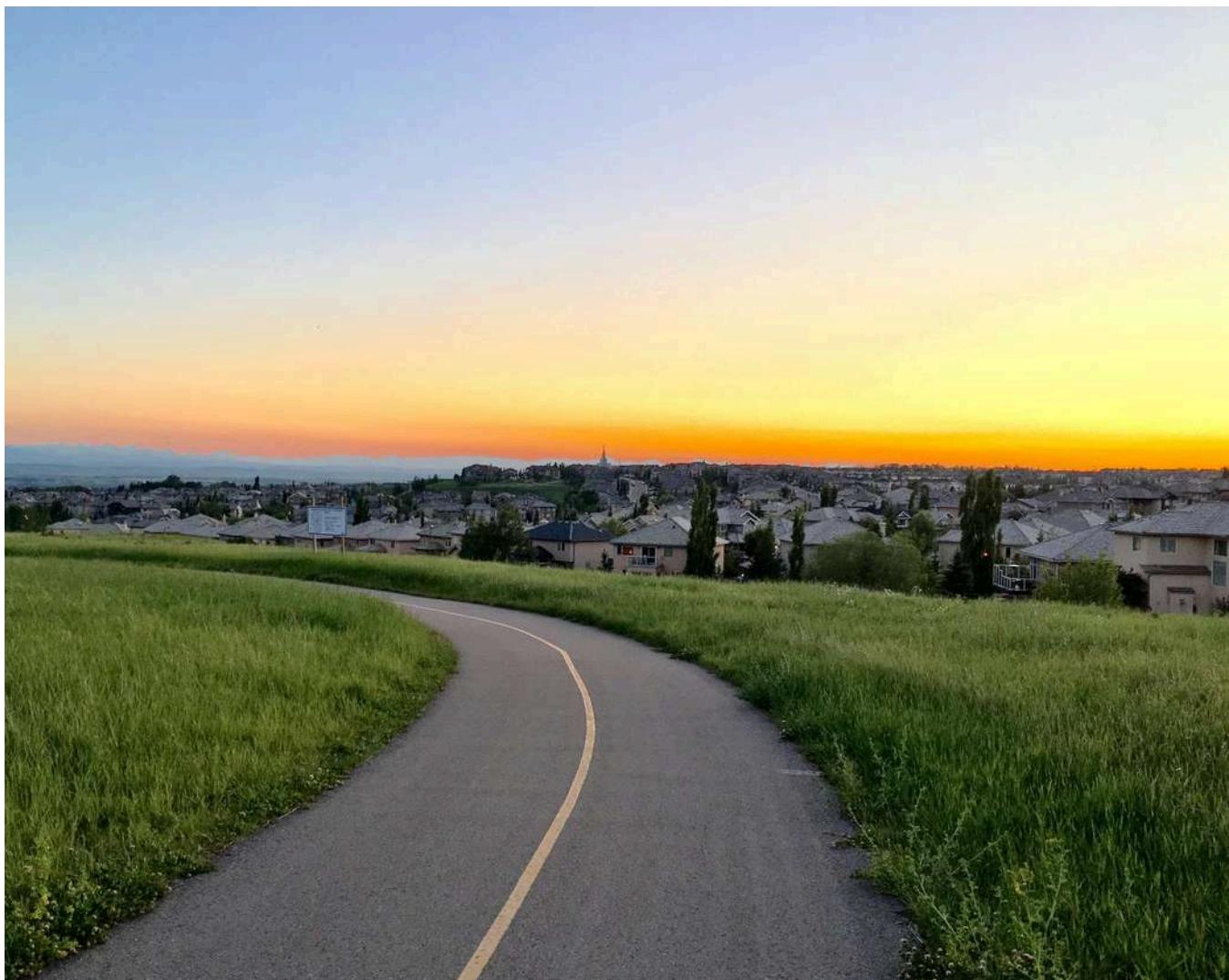








WELCOME TO  
**ROYAL OAK**



# THE COMMUNITY

## WELCOME TO ROYAL OAK

The community of Royal Oak is located in northwest Calgary, and boasts a unique landscape with several wetland/storm ponds throughout the neighbourhood. Connected through a pathway system that winds around the community, featuring amazing Rocky Mountain views, green spaces, local shops and services, parks and playgrounds, schools, churches and more.



### RRROCA - ROCKY RIDGE ROYAL OAK COMMUNITY ASSOCIATION!

Rocky Ridge Royal Oak Community Association is a small group of volunteers who meet regularly and work constantly to tackle and fix residents' concerns, review and adjust development applications, watch out for environmental concerns, year-round operation and maintenance of RRROCA park, run children and community based programs and more!

<http://rrroca.org/en/>



### ROCKY RIDGE RANCH COMMUNITY CENTER

10709 Rocky Ridge Blvd NW

Phone: 403-547-6633

Park Hours: 9:00 AM - 9:00 PM every day

<http://www.rrrha.ca/>



There are tennis and basketball courts, a lake and splash park and the halls at the Ranch Centre can be rented out for your special event.



# THE COMMUNITY

## PARKS & REC

explore your neighbourhood. - ROYAL OAK is surrounded by green spaces, parks and pathways.



### SARINA POND & PLAYGROUND BACKS ON TO MITRA NATURAL RAVINE/PARK.

Get to these from Royal Oak Drive NW or from Royal Elm Road NW



### ARAD PARK

Royal Oak Drive NW

Enjoy a nature walk around the large pond. Trails and walking/bike path around the pond connects to other paths throughout Royal Oak.



# THE COMMUNITY

## NEIGHBOURHOOD PARKS



### TOT LOTS & PLAYGROUNDS

- Yekta Playground - 69 Royal Highland Rd NW
- Niki Playground - 91 Royal Ridge Terrace NW
- Leila Playground - 218 200 Royal Bay NW
- Sarina Playground - 200 Royal Oak Dr NW
- playground - Royal Oak Heights NW
- playground - Royal Oak Way NW
- Kids Playground - 120 Royal Birkdale Dr NW
- and more!

### RROCA PARK

9001 Royal Oak Way NW  
Basketball, ice hockey rink, baseball diamond and playing fields.



### JAFARI PARK

Entrance off Royal Oak Manor NW  
Walking path and ponds/wetlands.



### BASKETBALL PLAYGROUND & TOBOGGAN HILL

61 Royal Birkdale Dr NW

### TARA FIELD PARK

Royal Oak Drive NW  
huge playing field, baseball diamond and community garden



# THE COMMUNITY

## PARKS & REC CLOSE BY

### BOWNESS PARK

Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, teahouse restaurant, Bow River access

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>



### CANADA OLYMPIC PARK / WINSPORT

(summer and winter activities)

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW

403-247-5452 ext. 4

<https://www.winsport.ca/>



### NOSEHILL PARK

5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km<sup>2</sup> (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>



# THE COMMUNITY

## OFF LEASH AREAS

### 12 MILE COULEE (Tuscany)

137 Tuscarora Pl NW

There is a great off leash area at the top of Tuscany (cross over the C-Train Station bridge).



### BOWMONT PARK

Fenced Off-Leash Area

85 STREET NW

<https://www.calgary.ca>

## LIBRARIES

### FREE LITTLE LIBRARY

Charter #15679

190 Royal Bay NW (next to park entrance)

Calgary Alberta T3G 4M3

<https://littlefreelibrary.org/>



### ROCKY RIDGE LIBRARY

11300 Rocky Ridge Road NW

Calgary T3R 1A7

HOURS: Monday to Friday 5:30am to 10:30pm

Saturday & Sunday 7:00am to 8:30pm

<https://calgarylibrary.ca/locations/ROCKY/>



### CROWFOOT LIBRARY

8665 Nose Hill Drive NW

Calgary AB T3G 5T3

HOURS: Monday to Thursday 9:00am to

9:00pm, Friday 9:00am to 6:00pm

Saturday 9:00am to 5:00pm, Sunday 12noon to

5:00pm.

<https://calgarylibrary.ca/locations/CROW/>

## PUBLIC TRANSIT

It is easy to get around Royal Oak as there are various bus routes throughout the neighbourhood that start and end at the Tuscany C-Train station - From there you can catch the #210 Redline that goes downtown.

<http://www.calgarytransit.com/schedules-maps>



# SHOPPING

## LOCAL SHOPPING:

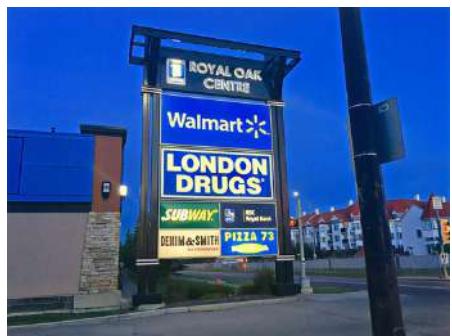
### ROYAL OAK ESTATES PLAZA

Restaurants, daycare, liquor store, pharmacy, & more.



### ROYAL OAK SHOPPING CENTRE

Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.



## GROCERIES:

Rocky Ridge Co-op - 11595 Rockyvalley Drive NW

Sobeys - 11300 Tuscany Boulevard NW

Sobeys - 9999 Country Hills Boulevard NW

Safeway - 99 Crowfoot Crescent NW

RC Superstore - 5251 Country Hills Blvd NW



### ROCKY RIDGE SHOPPING CENTRE

Which offers Co-op grocery store and gas station, liquor store, vets, dental, bank and more.



### CROWFOOT SQUARE

Grocery stores, restaurants, movie theater, coffee shops, services and more!

### MARKET MALL

Distance: 6.4km - 3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>



### BEARSPAWE FARMERS MARKET

25240 Nagway Road

Starts the 1st Sunday in June - End of September

<http://bearspawlions.com/farmersmarket/>

# RECREATION



## SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

## MELCOR YMCA (CROWFOOT)

8100 John Laurie Blvd NW

Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30 pm,

Weekends & Holidays: 7:00 am - 8:30 pm

<https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/>



# SERVICES

**CALL 911 FOR  
ALL EMERGENCIES.**

## POLICE

### CALGARY POLICE SERVICE DISTRICT 7 - COUNTRY HILLS

11955 Country Village Link NE  
(403) 428-6700

### CALGARY POLICE SERVICE DISTRICT 3 - NORTH HAVEN

4303 14 ST NW . (403) 428-6300



## FIRE STATION

### STATION 34 IN ROYAL OAK

16 Royal Vista Way NW

### TUSCANY FIRE STATION #42

345 Tuscany Way NW

# SERVICES

## HOSPITALS

**FOOTHILLS MEDICAL CENTRE**  
(24 hour Emergency)  
1403 29 Street NW  
Phone: 403-944-1110  
(Switchboard)

**ALBERTA CHILDREN'S HOSPITAL**  
(24 hour Emergency)  
2888 Shaganappi Trail NW  
Phone: 403-955-7211

**COCHRANE COMMUNITY  
HEALTH CENTRE**  
OPEN 8AM TO 10PM DAILY  
60 Grande Boulevard, Cochrane.  
Phone: 403-851-6000  
(Switchboard)

## DENTISTS

**ROYAL OAK FAMILY DENTISTRY**  
500 Royal Oak Dr NW, Calgary  
403-374-6161  
<https://www.familydentistrycalgary.ca/>

**ROCKY RIDGE DENTAL**  
11595 Rockyvalley Dr NW  
403-244-2273  
<https://www.rockyridgedental.com/>

## WALK-IN CLINICS

**MEDICARE ROYAL VISTA MEDICAL  
FAMILY PRACTICE & WALK-IN CLINIC**  
8730 Country Hills Blvd NW #250  
403-262-7787  
<https://www.medicareclinic.org/>

**ROCKFORD MEDICAL CLINIC | FAMILY  
DOCTORS**  
500 Royal Oak Dr NW #232  
403-910-1981  
<https://www.rockfordmd.ca/>

**TUSCANY MEDICAL CLINIC**  
11300 Tuscany Blvd NW  
403-374-4222

## VETS

**ROYAL VETERINARY HOSPITAL**  
108-500 Royal Oak Dr NW  
403-452-9444  
<https://royalvethospital.com/>

**VCA CANADA ROYAL OAK ANIMAL  
HOSPITAL**  
8888 Country Hills Blvd NW #180  
403-208-0847  
<https://vcacanada.com/royaloak/>

**ROCKY RIDGE PET HOSPITAL**  
11595 Rockyvalley Dr NW Unit 2010  
403-984-4143  
<http://www.rockyridgevet.com/>

# SCHOOLS

## PUBLIC SCHOOLS

### ROYAL OAK SCHOOL (K-3) PUBLIC

9100 Royal Birch BV NW

Phone: 403-777-6279

<http://school.cbe.ab.ca/school/RoyalOak/Pages/default.aspx>



### WILLIAM D. PRATT SCHOOL (4-9) PUBLIC

9850 Royal Oak Way NW

Phone: 403-817-3520

<http://school.cbe.ab.ca/school/williamdpratt/Pages/default.aspx>



### ROBERT THIRSK HIGH SCHOOL (10-12) PUBLIC

8777 Nose Hill Drive NW

Phone: 403-817-3400

<http://schools.cbe.ab.ca/b880/>



## CATHOLIC SCHOOLS

### ST. MARIA GORETTI SCHOOL (K-6) CATHOLIC

375 Hawkstone Drive NW

Phone: 403-500-2099

<https://www.cssd.ab.ca/schools/stmariagoretti/Pages/default.aspx>



### ST. JEAN BREBEUF SCHOOL (7-9) CATHOLIC

5030 Northland Drive NW

Phone: 403-500-2046

<https://www.cssd.ab.ca/schools/stjeanbrebeuf/Pages/default.aspx>

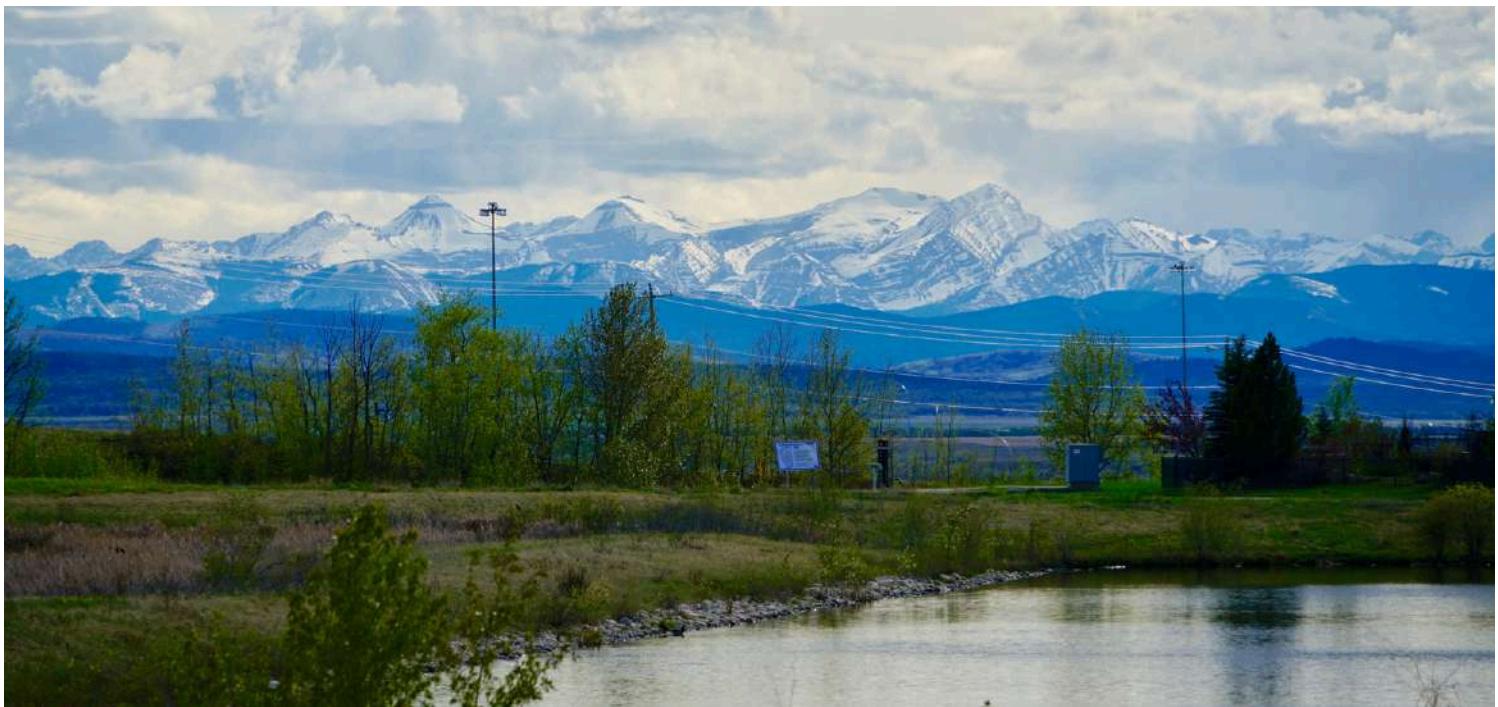
### ST. FRANCIS HIGH SCHOOL (10-12) CATHOLIC

877 Northmount Drive NW

Phone: 403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>

# THE COMMUNITY



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