

\$749,900 - 141 Royal Abbey Court Nw, Calgary

MLS® #A2254714

\$749,900

4 Bedroom, 3.00 Bathroom, 1,921 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

Open House Sep 13 (Saturday), 1:00-4:00pm.
WALKOUT BASEMENT | CUL-DE-SAC |
SOUTH-FACING BACKYARD | CITY &
MOUNTAIN VIEWS | 4 BEDROOMS UP OF
LIVING SPACE IN ROYAL OAK! Tucked away
on a quiet cul-de-sac in the heart of Royal
Oak, this 2-storey walkout home offers a rare
blend of space, functionality, and sun-filled
charm. With a large pie-shaped south-facing
backyard, a walkout basement, and 4
bedrooms upstairs, this property is the perfect
retreat for families looking to grow and gather.
Pride of ownership shines throughout with
thoughtful updates and timeless features. Step
inside to a versatile front living room/office with
bay windows, followed by a spacious kitchen
designed for the home chef—complete with
granite countertops, corner pantry, stainless
steel appliances, central island, and solid
maple cabinetry. A bright dining nook opens
onto the newer balcony (2021), creating
seamless indoor-outdoor living for morning
coffee or summer BBQs. The cozy family room
is anchored by a gas fireplace, while a 2-pc
powder room and a practical mudroom/laundry
combo complete the main level. Upstairs, the
primary suite boasts a large walk-in closet and
a 4-pc ensuite with jetted tub and standalone
shower. Three additional bedrooms and
another full bath complete the upper level. The
bright walkout basement awaits your
vision—whether it's a dream rec room,
home gym, or even a future rental suite
depending on City of Calgary Approval.



Recent updates include a new roof (2023), furnace (2015). Enjoy your beautifully landscaped backyard oasis with endless room for kids, pets, and gatherings. Steps from scenic walking paths, ponds, parks, and playgrounds, this mature community also offers top-rated schools (Royal Oak School & William D. Pratt), plus easy access to Crowchild Trail, Stoney Trail, and Country Hills Blvd. This is more than a home—it's a lifestyle.

Built in 2002

Essential Information

MLS® #	A2254714
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,921
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	141 Royal Abbey Court Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Y3

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Playground
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office	TrustPro Realty
----------------	-----------------

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.