

# \$769,900 - 82 Royston Park Nw, Calgary

MLS® #A2233669

## \$769,900

3 Bedroom, 3.00 Bathroom, 1,960 sqft  
Residential on 0.06 Acres

Haskayne, Calgary, Alberta

This brand new home, the 'Oxford', is an incredible opportunity in the desirable new community of Rockland Park! This home is situated on a bright and sunny lot with a southeast facing front yard - allowing natural light to pour through the main level all day long while offering west sun in the backyard during the evening. Featuring 3 bedrooms, 2.5 bathrooms and two living spaces + a home office / flex space and an undeveloped basement with a private side entrance, this property is perfect for investors, multi-generational living or those that want a large family home with space to grow! Built by Brookfield Residential, the Oxford is a stunning home boasting nearly 2,000 square ft. of living space. This open concept main floor has 9 ft. ceilings and extended height cabinets and a large island with a gourmet kitchen package including chimney hood fan, built-in microwave and gas range. The main floor features a large great room with plenty of natural light and a main floor flex space with double doors for added privacy - making it perfect for a work-from-home space! Luxurious and resilient LVP and tile flooring flow throughout the main level, making it perfect for those with children and pets. The upper level features a central bonus room that separates the primary bedroom from secondary rooms. Enjoy the luxury of this large primary suite that spans nearly 13'x13' and is complete with a beautiful ensuite bathroom with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom



and a laundry room complete the second level. The basement has direct access via a side entrance and is undeveloped but includes 9' foundation walls and rough-ins for a future suite (subject to City of Calgary approval)! Completing the home is a rear BBQ gas line for daily convenience and a double gravel parking pad with ample space to accommodate a garage if desired in the future. This home is brand new and comes with builder warranty + Alberta New Home Warranty! \*Please note: Photos are from a show home model for representation purposes and are not an exact representation of the property for sale.

Built in 2025

### **Essential Information**

MLS® #	A2233669
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,960
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	82 Royston Park Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0M5

## Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	756
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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