



**24 Royal Birch Park NW  
Calgary, Alberta**

**MLS # A2301134**



**\$648,800**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** None

Welcome to 24 Royal Birch Park NW &mdash; a beautifully maintained, move-in ready two-storey home in the highly sought-after community of Royal Oak. With charming curb appeal, a welcoming front porch, and stylish finishes throughout, this home offers the perfect blend of comfort, function, and location. Step inside to an inviting open-concept main floor featuring rich hardwood flooring, large front windows that fill the space with natural light, and a cozy gas fireplace with elegant mantle detail. The spacious living and dining areas flow seamlessly into the modern kitchen, complete with quartz countertops, a large centre island with seating, stainless steel appliances, ample cabinetry, and a walk-in pantry &mdash; perfect for both everyday living and entertaining. Upstairs, you'll find a bright and generous primary bedroom with a walk-in closet and private 4-piece ensuite. Two additional well-sized bedrooms and another full bathroom provide plenty of space for family, guests, or a home office. The fully finished basement adds valuable extra living space, ideal for a recreation room, media area, gym, or playroom. Enjoy outdoor living in the sunny backyard, with space to relax, garden, or entertain. Located on a quiet street in a family-friendly neighbourhood, this home is close to schools, parks, pathways, shopping, restaurants, transit, and quick access to Stoney Trail and Crowchild Trail. A fantastic opportunity to own a stylish, functional home in one of NW Calgary's most desirable communities &mdash; don't miss it!