



**214 Royal Birch View NW  
Calgary, Alberta**

**MLS # A2303686**



**\$769,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,082 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<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>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this RENOVATED WALKOUT home, tucked away on a quiet CUL-DE-SAC in the sought-after community of Royal Oak. Offering over 2800 square feet of total living space, this home perfectly blends modern design with everyday functionality. The impressive open-concept main floor features a spacious office, a warm and inviting living room, a sunlit dining area, a gourmet kitchen, and a 2-piece powder room. Wide luxury vinyl plank flooring extends throughout the main level, creating a seamless and elegant flow. The chef-inspired kitchen is equipped with stainless steel appliances, a gas stove, chimney hood fan, quartz countertops, and a convenient walk-in pantry, an ideal setup for both daily living and entertaining. Brand new deck and south-facing backyard, making indoor-outdoor hosting a breeze. Upstairs, the luxurious primary suite serves as a private retreat, bathed in natural light from large windows. Two additional generously sized bedrooms share a well-appointed main bathroom. A versatile bonus room provides additional space for playroom, or media area, while the upper-level laundry room adds everyday convenience. The FULLY FINISHED WALKOUT basement adds tremendous value, offering a fourth bedroom, a full bathroom, and a spacious recreation room, perfect for entertaining guests or enjoying family activities. The fully fenced backyard offers privacy and security, ideal for children and pets. Located close to schools, parks, walking paths, and open green spaces, this home also enjoys proximity to a wide array of shops, restaurants, and convenient access to major routes such as Stoney Trail and Crowchild Trail, ensuring effortless commuting. This is a rare opportunity to own a thoughtfully renovated home in one of Calgary's most family-friendly neighborhoods. Upgrades completed in 2025 include new cabinets, countertops, flooring, deck,

lighting, refrigerator, dishwasher, chimney hood fan, fresh paint, and fully renovated washrooms