



53 Royal Birch Way NW  
Calgary, Alberta

MLS # A2312615



**\$699,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,694 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this exceptional two-storey home in the highly sought-after community of Royal Oak, ideally located near Royal Oak School and backing onto a park and private reserve. Bright, inviting, and thoughtfully designed for everyday living and easy entertaining, this residence features three generously sized bedrooms, a sun-filled bonus room, and an open-concept main floor with 9-foot ceilings. The spacious kitchen is equipped with new stainless-steel appliances, a breakfast bar, and a large dining nook that flows seamlessly into the warm and welcoming living room with a gas fireplace. A main floor laundry room adds everyday convenience, while fresh paint and new carpet throughout create a crisp, move-in-ready feel. Upstairs, the private primary retreat offers a walk-in closet and a well-appointed ensuite with a separate soaker tub and shower. The fully finished basement provides valuable additional living space, complete with a large bedroom and a 3-piece bathroom. Set on a pie-shaped lot with a west-facing backyard, this home also offers direct access to walking and bike paths and is just minutes from shopping, transit, and everyday amenities. Complete with a double attached garage, this outstanding Royal Oak property delivers comfort, style, and an exceptional location.