



**73 Royal Birch Way NW
Calgary, Alberta**

MLS # A2317386



\$698,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,695 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

Welcome to 73 Royal Birch Way NW, a beautifully maintained family home located in the heart of the highly desirable, family-friendly community of Royal Oak. With direct access to green space and walking paths, and just a short walk to both Royal Oak Elementary School (K–4) and William D. Pratt School (Grades 5–9), this home offers the perfect combination of comfort, convenience, and future potential. Step inside to a bright and welcoming foyer that opens to a functional and thoughtfully designed main floor featuring 9-foot ceilings, creating an airy and spacious feel throughout. Ideal for both everyday living and entertaining, the spacious living room is centered around a cozy gas fireplace, providing a warm and inviting gathering space for family and friends. The well-appointed kitchen offers ample cabinetry, a walk-through pantry, quality appliances, and a recently updated stove (2025). A newly installed water filtration system (2025) at the kitchen sink adds everyday convenience, while the sun-filled dining area overlooks the backyard and provides the perfect setting for family meals and gathering. The practical walk-through pantry connects the kitchen to the main floor laundry room and double attached garage, making grocery unloading quick and convenient. Newly installed zebra blinds throughout the home (2026) add a modern touch while providing excellent privacy and light control. Upstairs, the spacious bonus room offers a flexible space that can be used as a family room, children's play area, media room, or home office. The upper level also features three generously sized bedrooms, including a spacious primary bedroom complete with a walk-in closet and a relaxing 5-piece ensuite featuring a soaker tub and a separate shower. Two additional bedrooms provide plenty of space for a growing family. (Some photos have been virtually staged.) The

undeveloped basement offers endless possibilities for future development. Whether you envision additional bedrooms, a home gym, recreation room, media space, or entertainment area, this open canvas allows you to customize the space to suit your lifestyle and needs. Step outside and enjoy direct access to walking paths and green space right from your backyard. The spacious yard and patio area provide plenty of room for outdoor entertaining, children's play, or simply relaxing and enjoying the peaceful surroundings. Recent updates and features include: • Kitchen stove (2025) • Kitchen sink water filtration system (2025) • Zebra blinds throughout the home (2026) • Washer and dryer (2017) • Refrigerator (2017) • Hood fan (2017) Ideally located close to schools, parks, playgrounds, transit, and the Royal Oak Shopping District, with easy access to Stoney Trail and major amenities, this exceptional home offers a wonderful opportunity to enjoy one of Northwest Calgary's most sought-after communities.