



**50 Royal Birch Terrace NW  
Calgary, Alberta**

**MLS # A2323769**



**\$728,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oak              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,847 sq.ft.           | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.10 Acre              |               |                   |
| <b>Lot Feat:</b> | Other                  |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan |                   |      |

**Inclusions:** NA

Welcome to 50 Royal Birch Terrace NW, a beautifully maintained and exceptionally functional two-story home in the highly desirable northwest community of Royal Oak. Offering 1,846 square feet of living space above grade plus a fully finished basement, this property is specifically designed to accommodate larger or multi-generational families with its rare five-bedroom layout and excellent use of space. The main level features a bright, open floor plan highlighted by well-maintained solid hardwood flooring that stretches across both the main and upper levels, offering a completely carpet-free environment that is both elegant and easy to clean. The kitchen is highly functional and tastefully upgraded with durable granite countertops, a brand-new electric range, a luxury high-performance hood fan, and a newer refrigerator. Thanks to the ideal east-west orientation, the home enjoys fantastic natural light throughout the day, ending with a sun-drenched, west-facing backyard. Step outside to find a perfectly flat, usable yard complete with a massive deck, offering the perfect setup for outdoor dining, entertaining, and family gatherings. The second floor is a true standout feature of this property, centered around a massive, open bonus room wrapped in large picture windows that capture incredible afternoon sun. Rare for a home of this size, the upper level boasts four generously sized bedrooms, each spacious enough to comfortably accommodate a queen-sized bed, ensuring everyone in the family has their own dedicated personal space. The fully finished basement significantly expands your living area, adding great flexibility to the home's footprint. It features a large independent living room or recreation space, a private fifth bedroom, and a full three-piece bathroom, making it an ideal setup for extended family, older teenagers, or long-term guests. Location and connectivity are

unmatched here. Situated on a quiet, family-friendly street, you are just minutes away from the Tuscany LRT Station, providing a seamless commute downtown. Drivers will appreciate the immediate access to Crowchild Trail and Stoney Trail, making trips around the city or weekend getaways to the mountains incredibly efficient. For daily conveniences, the Royal Oak Shopping Centre with Walmart, Sobeys, and numerous dining options is right down the road, alongside the world-class Shane Homes YMCA at Rocky Ridge. This property perfectly combines space, condition, and convenience in one of Calgary's premier northwest communities.