



GRASSROOTS
REALTY GROUP

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57 Royal Birch Crescent NW
Calgary, Alberta

MLS # A2333369



\$620,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,397 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

JUST REDUCED \$20,000.00! Welcome to 57 Royal Birch Crescent NW! This well-maintained family home is ideally located on a quiet street directly across from a park and playground in the desirable community of Royal Oak. The main floor features a bright open-concept living and kitchen area, walk-through pantry, main-floor laundry, and 2-piece bathroom. Upstairs offers a spacious primary bedroom with walk-in closet and 4-piece ensuite, plus two additional well-sized bedrooms and a 4-piece bathroom. The fully finished basement provides a 2PC bathroom, storage space and a large family room with plenty of space for relaxing or entertaining. Enjoy the fully fenced backyard and the convenience of having a playground right across the street. Fantastic location close to Stoney Trail, schools, shopping, public transit, restaurants, parks, pathways, and recreation, with easy access to amenities throughout northwest Calgary. A wonderful family home in a quiet, welcoming community!