



GRASSROOTS
REALTY GROUP

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16 Royal Birch Rise NW
Calgary, Alberta

MLS # A2336652



\$645,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,913 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE: Saturday & Sunday, September 26 & 27, 2–4 PM Located in the quiet community of Royal Oak, this well-kept family home backs onto green space and offers three spacious bedrooms, 2.5 bathrooms, and a large bonus room upstairs. The open-concept main floor features 9' ceilings and a bright living area with warm hardwood flooring, anchored by a striking 3-sided fireplace that adds a stylish focal point to the space. The living, dining, and kitchen areas flow seamlessly together, offering plenty of room for everyday living and entertaining, complemented by a convenient main floor laundry and powder room. The entire home has also just been freshly painted, giving it a crisp, move-in-ready feel. Upstairs, you'll find three impressively sized bedrooms, including an oversized primary suite complete with a walk-in closet and a private ensuite, along with a large bonus room perfect for a family room, home office, or play area. The unfinished basement provides a blank canvas, ready for your personal touch and future development plans. Outside, the double attached garage offers ample parking and storage, while the backyard backing onto green space provides added privacy and a peaceful outlook. Both the roof and siding were replaced in 2016. A nearby pathway leads to shopping just minutes away, with quick access to Stoney Trail for easy commuting and weekend mountain getaways. Situated on a quiet street in one of NW Calgary's established communities, this home is close to parks and major roadways, offering the perfect blend of comfort and convenience for families looking to make Royal Oak home.