



GRASSROOTS
REALTY GROUP

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73 Royal Birch Way NW
Calgary, Alberta

MLS # A2342229



\$650,000

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, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	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		

Inclusions: N/A

Welcome to 73 Royal Birch Way NW, a beautifully maintained detached family home in the highly sought-after community of Royal Oak NW Calgary. Backing directly onto green space and walking paths, and located within walking distance to Royal Oak Elementary School (K–4) and William D. Pratt School (Grades 5–9), this move-in-ready home offers the perfect blend of location, lifestyle, and long-term value for growing families. Step inside to a bright and welcoming foyer that opens into a thoughtfully designed main floor featuring desirable 9-foot ceilings and an open-concept layout. The spacious living room is anchored by a cozy gas fireplace, creating a warm gathering space for family and friends. The well-appointed kitchen offers ample cabinetry, quality appliances, a convenient walk-through pantry, and a recently updated stove (2025). A newly installed kitchen sink water filtration system (2025) adds everyday convenience, while the sun-filled dining area overlooks the backyard, making it the perfect setting for family meals and entertaining. The practical walk-through pantry connects directly to the main-floor laundry room and double attached garage, making daily living and grocery unloading effortless. Newly installed zebra blinds throughout the home (2026) provide a modern touch while enhancing privacy and light control. (Some photos have been virtually staged.) Upstairs, a bright and functional bonus room offers exceptional flexibility and can serve 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 retreat complete with a walk-in closet and a relaxing 5-piece ensuite featuring a soaker tub and separate shower. Two additional bedrooms provide ample space for children, guests, or a home office. The undeveloped basement

presents an opportunity for future customization and added value. Whether you envision additional bedrooms, a home gym, recreation room, home theatre, or entertainment space, this spacious basement allows you to create the perfect extension of your living area. Step outside and enjoy one of Royal Oak's most desirable features— direct backyard access to walking paths and green space. The low maintenance back yard and patio area provide plenty of room for outdoor entertaining, children's play, gardening, or simply relaxing while enjoying the peaceful surroundings. Recent Updates : • Kitchen Stove (2025) • Kitchen Sink Water Filtration System (2025) • Zebra Blinds Throughout the Home (2026) • Washer & Dryer (2017) • Refrigerator (2017) • Hood Fan (2017) Ideally located close to schools, parks, playgrounds, transit, and the Royal Oak Shopping District, with quick access to Stoney Trail, Crowchild Trail, and major amenities. This is an outstanding opportunity to own a detached home in one of Royal Oak's most desirable locations.