



GRASSROOTS
REALTY GROUP

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53 Royal Birch Way NW
Calgary, Alberta

MLS # A2349681



\$639,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,694 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully laid out two-storey home in the highly sought-after community of Royal Oak, ideally located near Royal Oak School and backing onto a park and private reserve. Bright, inviting, and thoughtfully designed for everyday living and easy entertaining, this residence features three generously sized bedrooms, a sun-filled bonus room, and an open-concept main floor with 9-foot ceilings. The spacious kitchen is equipped with new stainless-steel appliances, a breakfast bar, and a large dining nook that flows seamlessly into the warm and welcoming living room with a gas fireplace. A main floor laundry room adds everyday convenience, while fresh paint throughout creates a crisp, move-in-ready feel. Upstairs, the private primary retreat offers a walk-in closet and a well-appointed ensuite with a separate soaker tub and shower. The fully finished basement provides valuable additional living space, complete with a large bedroom and a 3-piece bathroom. Set on a pie-shaped lot with a west-facing backyard, this home also offers direct access to walking and bike paths and is just minutes from shopping, transit, and everyday amenities. Complete with a double attached garage, this outstanding Royal Oak property delivers comfort, style, and an exceptional location.