

\$569,900 - 23 Royal Birch Road Nw, Calgary

MLS® #A2251550

\$569,900

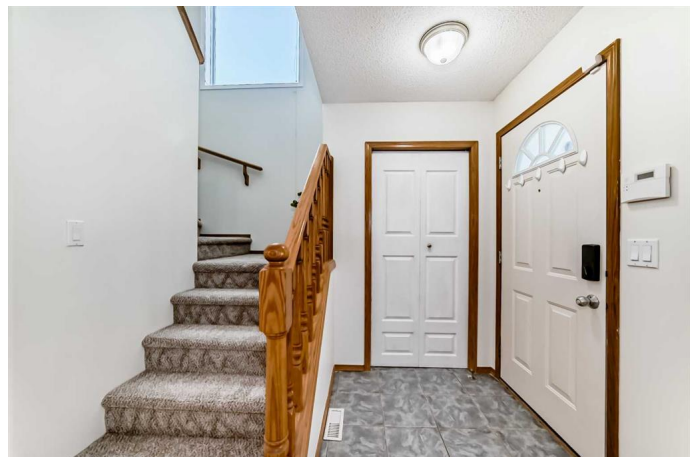
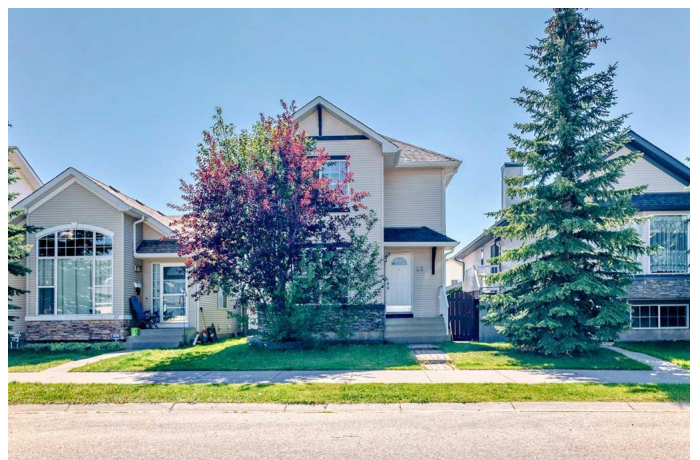
3 Bedroom, 3.00 Bathroom, 1,121 sqft

Residential on 0.07 Acres

Royal Oak, Calgary, Alberta

Sunny 3-Bedroom Home in Royal Oak â€“ Prime Location & Modern Upgrades. Spacious 2-Story Living with Fully Finished Basement. This charming 3-bed, 2.5-bath home combines comfort and convenience with modern upgrades, including newer carpets on the upper level and sleek vinyl flooring on the main level and all wall Fresh Paint. Newer Dishwasher, and Hood Fan. The fully finished basement adds extra living or kids playing space, while the sunny south-facing backyard is perfect for garden, outdoor relaxation or family gatherings. Detached double garage with 220 Voltage EV Charger was built a year ago. Ideal Location â€“ Everything Within Reach. Family-Friendly & Decent Neighborhood: Just steps from Tara Field Park, a short walk to Royal Oak Elementary School and William D. Pratt (Grades 4-9). Easy Access: Quick connections via Country Hills, with Royal Oak Centreâ€™s amenitiesâ€“Banks, Sobeyâ€™s, Walmart, Restaurants, and shopsâ€“just minutes away. Commuter Convenience: Close to the Tuscany LRT station, the newer fantastic YMCA gym will caters to all your family members, and Crowfoot Crossing, making this one of the most sought-after communities in the NW. This is the desirable home for a growing family. It's ready for you to move in. Donâ€™t Miss Out â€“ Schedule a View Tour Today!

Built in 2001



Essential Information

MLS® #	A2251550
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,121
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	23 Royal Birch Road Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5K4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance
Lot Description Back Yard, Landscaped, Lawn, Rectangular Lot
Roof Asphalt Shingle
Construction Concrete, Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 27th, 2025
Days on Market 1
Zoning R-CG

Listing Details

Listing Office First Place Realty

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