# \$689,900 - 13 Royal Birch Way Nw, Calgary

MLS® #A2113234

# \$689,900

3 Bedroom, 4.00 Bathroom, 1,729 sqft Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Enjoy the luxury of watching the kids walk to and from school right out the back gate (Royal Oak K-4 School) and just a stones throw to William D. Pratt School (grades 5-9). This gorgeous fully developed home has a recently RENOVATED KITCHEN with trendy cabinetry, quartz countertops, a large island, a convenient walk through pantry, oak hardwood floors and newer stainless steel appliances. The great sized eating area has a garden door to the sunny south west facing deck and fully fenced back yard. The upstairs features a large bonus room and 3 bedrooms. The king sized primary bedroom has a walk in closet with lots of built in shelving and a full ensuite. The FULLY FINISHED BASEMENT has a huge family room and a 4 pce bath. This great 2 storey home has been very well cared for and is situated on a quiet family friendly street with quick easy access to the spectacular Rocky Ridge YMCA and all the shopping, restaurants and coffee shops at Royal Oak Centre.



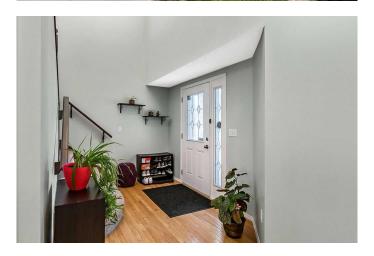
## **Essential Information**

MLS® # A2113234
Price \$689,900
Sold Price \$702,500

Bedrooms 3
Bathrooms 4.00







Full Baths 3 Half Baths 1

Square Footage 1,729 Acres 0.10 Year Built 2006

Type Residential
Sub-Type Detached
Style 2 Storey

Status Sold

# **Community Information**

Address 13 Royal Birch Way Nw

Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta
Postal Code T3G 5X5

# **Amenities**

Parking Spaces 2

Parking Double Garage Attached

## Interior

Interior Features Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island,

Pantry, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator,

Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Playground

Lot Description Backs on to Park/Green Space, No Neighbours Behind, Landscaped,

Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 8th, 2024

Date Sold March 15th, 2024

Days on Market 7

Zoning R-C1 HOA Fees 0.00

**Listing Details** 

Listing Office RE/MAX Landan Real Estate

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