

\$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.

Built in 2006

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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