

\$699,900 - 202 Royal Birch Bay Nw, Calgary

MLS® #A2117254

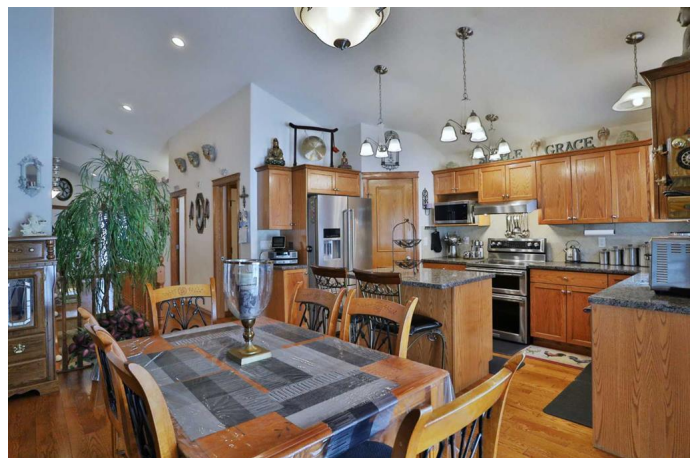
\$699,900

3 Bedroom, 3.00 Bathroom, 1,379 sqft

Residential on 0.12 Acres

Royal Oak, Calgary, Alberta

Only a few short minutes to neighbourhood schools, wide open greenspaces & bus stops is this warm & inviting bungalow in the popular family community of Royal Oak. This fully finished, one-owner home enjoys vaulted ceilings & hardwood floors, total of 3 bedrooms & 2.5 baths, central air & covered backyard deck...all on this beautifully landscaped corner lot. Wonderful airy & gracious floorplan featuring a fantastic living room with fireplace & big windows, spacious open concept dining area with sliding doors to the backyard deck & oak kitchen with granite counters & island, walk-in pantry & KitchenAid stainless steel appliances. Main floor master bedroom with walk-in closet & jetted tub ensuite with skylight, separate shower & granite-topped double vanities. Lower level is finished with 2 more bedrooms (1 currently being used as a family room), another full bath with granite countertops, office/study & rec room complete with wet bar. Main floor also has a home office with French doors & corner windows, powder room with granite counters & separate laundry room with LG washer & dryer. Both the front & back yards are beautifully landscaped, with winding gardens & flowerbeds, storage shed, covered deck & gazebo. Recent improvements include hot water tank in 2015, heat exchanger on the furnace in 2022 & filter in Feb 2024. Prime location only minutes to the Royal Oak shopping centre - featuring Sobeys, Walmart Supercentre, Canadian Tire & restaurants galore, Shane Homes YMCA, LRT & quick



access to Stoney Trail.

Built in 2005

Essential Information

MLS® #	A2117254
Price	\$699,900
Sold Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,379
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	202 Royal Birch Bay Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5X6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 24th, 2024
Date Sold	April 11th, 2024
Days on Market	18
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.