

\$885,000 - 13 Royal Birch Hill Nw, Calgary

MLS® #A2121795

\$885,000

6 Bedroom, 4.00 Bathroom, 2,673 sqft
Residential on 0.11 Acres

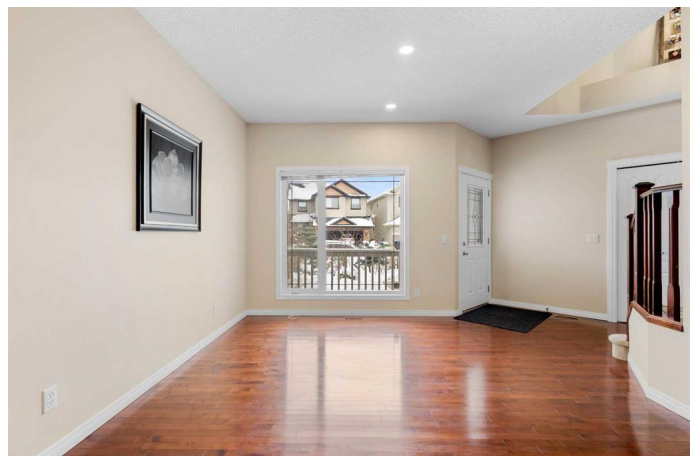
Royal Oak, Calgary, Alberta

Welcome to this pristine 5-bedroom, 3.5-bathroom home located in the highly desirable community of Royal Oak in NW Calgary. This home features a warm and inviting layout with gleaming hardwood floors and a beautifully updated kitchen equipped with a new backsplash, pot lights, elegant granite countertops, stainless steel appliances, and a large corner pantry for ample storage. The south-facing living room is filled with natural light, boasts a cozy gas fireplace, and is ideal for hosting gatherings.

Upstairs, enjoy a spacious bonus room that bathes in sunlight and two large bedrooms. The standout master suite offers a vast walk-in closet and a luxurious 5-piece ensuite, complete with dual sinks, a private shower, and a dedicated makeup vanity. The fully finished lower level includes two additional bedrooms, a wet bar, a large family room, and a recently updated 3-piece bathroom featuring a steam shower.

Situated in a perfect location, this home has a low-maintenance backyard and is just steps away from trendy eateries, shopping centers, schools, and playgrounds/green spaces. It also provides convenient access to public transportation and major roadways. This home is a must-see—contact us today to schedule your viewing!

Built in 2006



Essential Information

MLS® #	A2121795
Price	\$885,000
Sold Price	\$872,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,673
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	13 Royal Birch Hill Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5X7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	May 3rd, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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