

\$699,900 - 117 Royal Birch Mews Nw, Calgary

MLS® #A2124355

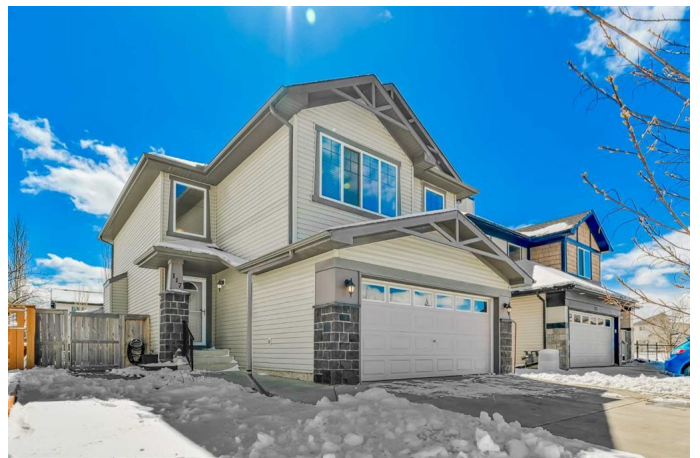
\$699,900

3 Bedroom, 4.00 Bathroom, 1,688 sqft

Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

THIS WILL SELL FAST! QUIET CUL-DE-SAC | STEPS TO PARK | DEVELOPED BASEMENT | HUGE DECK & STONE PATIO | OPEN FLOOR PLAN | SUNNY SOUTH BACKYARD | On a peaceful CUL-DE-SAC, this stunning home is practical living in one of Calgary's most DESIRABLE neighbourhoods. Step inside to discover a beautifully appointed home featuring hardwood floors and freshly painted walls throughout. The heart of the home is an open floor plan that includes a living room with a cozy gas fireplace, a dining area, and a kitchen equipped with modern appliances and patio doors that open to a large, SUNNY backyard. This south-facing outdoor space has a huge deck AND stone patio, perfect for entertaining and relaxation. The upper level offers a versatile bonus room alongside two bedrooms and a spacious master suite with 9-FOOT ceilings, DUAL sinks, and a large soaker tub. The fully FINISHED basement provides a family room or play area, additional bedroom, oversized bathroom with a tiled shower, and ample storage space. Located just STEPS from a charming PARK with a playground and close to the LRT station, Royal Oak offers a safe, friendly community vibe with easy access to downtown and other



parts of Calgary. Enjoy 2 schools in the community that your children can walk to! With 4 bedrooms, 3.5 baths, and an insulated double garage, this home is ideal for couples or families seeking a stylish, comfortable living space. Your new home awaits, book a showing today before its gone because this will sell FAST!

Built in 2004

Essential Information

MLS® #	A2124355
Price	\$699,900
Sold Price	\$730,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,688
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	117 Royal Birch Mews Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5N9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Breakfast Bar, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	April 25th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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