

\$659,900 - 46 Royal Birch Landing Nw, Calgary

MLS® #A2127910

\$659,900

3 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

Beautifully maintained home with attached garage in the established community of Royal Oak! Welcome to this executive style 4 bedroom home located on a quiet cul-de-sac. Upon entering, youâ€™ll find a wide-open kitchen/dining room/living room. Cozy up to your gas fireplace in the colder months or walk out onto the patio from the dining room during the warmer months! Rounding out the main floor is a half bath as well as the laundry room. Upstairs, youâ€™ll find 3 good sized bedrooms, 2 full bathrooms and a large bonus room! The primary bedroom is huge, with a full en-suite bathroom and a large walk-in closet. New laminate floors have been installed throughout the upper floor and in the basement. Downstairs, the finished basement has an expansive family room and large storage area. Plenty of room to add a bedroom if you like or just enjoy the massive space with room for toys galore! There is a bathroom rough-in awaiting your finishing touch. Enjoy drinks on your patio as you watch the kiddos enjoy the beautiful backyard! Walk to community parks including Royal Birch Pond and Royal Oak Natural Ravine. The ideal location is close to all major amenities, including schools, shopping, C-train, paths/walking paths, community amenities, and all major roadways. Book your showing today!

Built in 2006



Essential Information

MLS® #	A2127910
Price	\$659,900
Sold Price	\$707,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,512
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 Royal Birch Landing Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5R3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Other
Lot Description	Cul-De-Sac, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 19th, 2024
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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