

\$764,900 - 153 Royal Birch Crescent Nw, Calgary

MLS® #A2128172

\$764,900

3 Bedroom, 4.00 Bathroom, 1,752 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

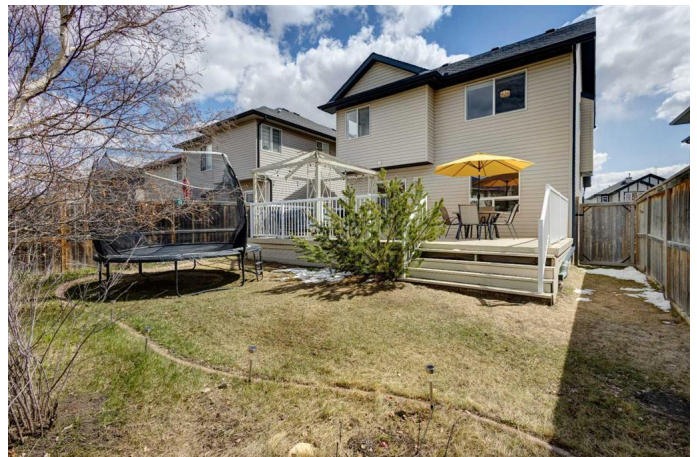
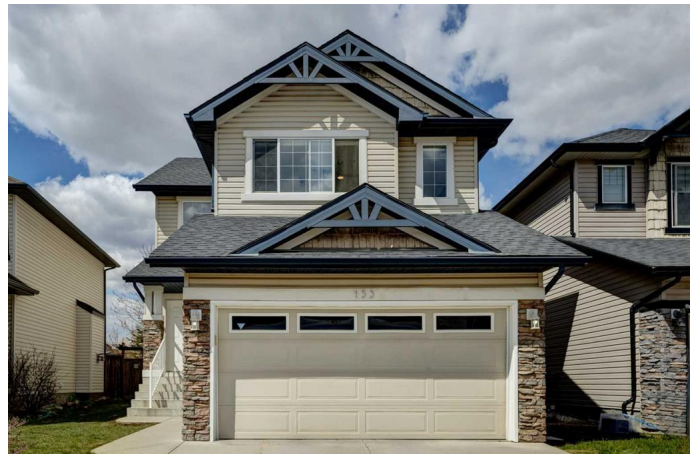
Don't miss out on the opportunity to own a fantastic home in the highly desirable Royal Oak neighbourhood! This beautiful two-story, 3-bedroom house boasts over 1,700 square feet of living space, with a western exposure that allows for an abundance of natural sunlight. The open and spacious main floor features modern vinyl plank flooring, while the well-appointed gourmet kitchen offers quartz countertops, generous storage, and upgraded stainless-steel appliances. Fabulous BASEMENT! The fully finished basement has been professionally developed and features a family room with half bathroom and lots of storage and plenty of room to create your own space. The upper-level large bonus room is ideal for at home office workspace, watching movies, exercise, kid's play and much more. This home is in a great location, with easy access to all the amenities of the Royal Oak Shopping Plaza, as well as excellent schools and the YMCA. There is always more things! Hot Water Tank, Washer/Dryer were replaced less than an year ago and ready for you! Don't wait **Take the 3D tour** and see for yourself just how magnificent this home truly is! Call your favourite realtor to book a showing today!

Built in 2004

Essential Information

MLS® # A2128172

Price \$764,900



Sold Price	\$771,250
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,752
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	153 Royal Birch Crescent Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5P2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, On Street

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Humidifier, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Blower Fan, Electric, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Gazebo, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 5th, 2024
Date Sold	May 16th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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