

\$779,900 - 9 Royal Birch Park Nw, Calgary

MLS® #A2139590

\$779,900

4 Bedroom, 4.00 Bathroom, 1,798 sqft

Residential on 0.08 Acres

Royal Oak, Calgary, Alberta

Imagine yourself in this beautiful two storey in Royal Oak & youâ€™ll know that youâ€™ve found the perfect home for your family! Backing into a winding greenbelt, this sensational home enjoys 4 bedrooms + bonus room, rich hardwood floors & central air, granite countertops & panoramic views of the surrounding neighbourhood & downtown skyline. Wonderful open concept floorplan featuring 9ft ceilings & big windows, gracious great room with fireplace & built-in shelves, dining nook with garden doors to the backyard & maple kitchen with walk-in pantry, raised bar & stainless steel appliances including Bosch dishwasher. Upstairs there are 3 lovely bedrooms & 2 full baths; overlooking the backyard, the master has views of the downtown, walk-in closet & soaker tub ensuite with granite-topped double vanities & separate shower. The West-facing bonus room has 9ft ceilings & is the ideal space for a media room or to relax with the family. The lower level is finished with 4th bedroom & bathroom, large rec room & great storage space. Convenient 2nd floor laundry with built-in wire shelving & Samsung steam washer/dryer. Backyard is fully fenced & landscaped...complete with patio area, natural gas line for your BBQ, raised garden beds & gate to the greenbelt. Additional extras include NEST thermostat, built-in ceiling speakers, Hunter Douglas blinds, new SMART garage door opener, central vacuum system plus built-in shelving & epoxy floors in the garage. Prime location



walking distance to bus stops & neighbourhood playing fields/community gardens, only minutes to Royal Oak Shopping Centre & Shane Homes YMCA, & quick easy access to the LRT & Stoney Trail. Welcome to your new home!

Built in 2010

Essential Information

MLS® #	A2139590
Price	\$779,900
Sold Price	\$785,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,798
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	9 Royal Birch Park Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0B8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, High Ceilings,
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	Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Greenbelt, No Neighbours Behind, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 20th, 2024
Days on Market	7
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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