

\$844,900 - 214 Royal Birch Way Nw, Calgary

MLS® #A2140349

\$844,900

4 Bedroom, 4.00 Bathroom, 2,153 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

Welcome to 214 Royal Birch Way NW, an exquisite property offering the perfect blend of serenity and convenience. Located just minutes from essential amenities, this home provides an ideal setting for a sophisticated and warm lifestyle. Step into this remarkable 5-bedroom, 3.5-bathroom home with a newly renovated and permitted basement and be captivated by over 3000 square feet of elegant living space. The fully finished basement, completed with proper permits, adds to the spaciousness and charm of this beautiful residence. The main level features an inviting living area with a cozy fireplace, perfect for relaxation and family time. A versatile room can serve as a large home office or be converted into a formal dining room, depending on your needs. The heart of the home, the kitchen, is a culinary enthusiast's dream, boasting newer stainless steel appliances, quartz countertops, a stylish backsplash, and a generous pantry. The seamless flow into the dining and living areas makes it ideal for both hosting and everyday living. Ascend to the upper level, where comfort meets functionality. Here, you'll find three spacious bedrooms, a large family room, another office, a 4-piece bathroom, and a luxurious 5-piece ensuite all with newer faucets and quartz countertop. The bonus room offers a wonderful flex space for various uses. The newly developed lower level, completed with permits, includes a cozy rec room, an additional fourth bedroom, a 4-piece



bathroom, and a convenient front-loading washer and dryer. Garage is fully finished and painted with Rough in central vacuum cleaner. Step outside to the beautifully landscaped backyard, adorned with fruit trees, and embrace the tranquil lifestyle this home offers. Nestled in a prime location within the highly desirable Northwest Calgary neighborhoods, this sanctuary is ready to become your new home. Begin your journey here and make this dream property your own.

Built in 2006

Essential Information

MLS® #	A2140349
Price	\$844,900
Sold Price	\$844,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,153
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	214 Royal Birch Way Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5X9

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Lawn, Landscaped, Street Lighting, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2024
Date Sold	July 3rd, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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