

\$648,000 - 122 Royal Birch Gardens Nw, Calgary

MLS® #A2144316

\$648,000

4 Bedroom, 3.00 Bathroom, 1,631 sqft
Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

This spacious home offers 2,178 sqft of total living area. Ideally located on a quiet street, this home is just steps away from a large green space, a five-minute walk via pathways to a public school, and only a few minutes' drive to the new C-train station.

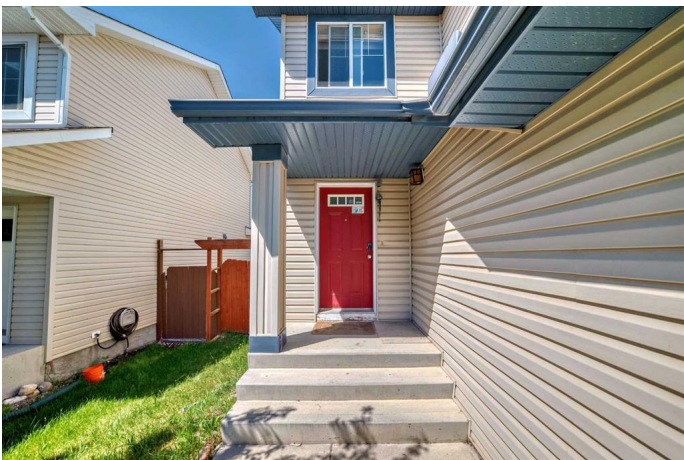
Inside, you'll find four bedrooms in total—three on the upper floor and one in the basement. The home features an open floor plan, enhancing the sense of space and flow. The well-lit bonus room, with its large windows, is a perfect spot for relaxation or entertainment. The basement has plenty of storage space, and the garage is insulated on the sides. The roof is replaced in 2019!

The west-facing backyard includes a large deck and is fenced. Additionally, the backyard features a dog house, making it a great choice for pet owners. Don't miss this!

Built in 2002

Essential Information

MLS® #	A2144316
Price	\$648,000
Sold Price	\$635,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,631
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	122 Royal Birch Gardens Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5H9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Range Hood, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	September 6th, 2024
Days on Market	71
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Kirin Realty & Management Inc.

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