

\$599,900 - 40 Royal Birch Park Nw, Calgary

MLS® #A2144490

\$599,900

3 Bedroom, 3.00 Bathroom, 1,323 sqft

Residential on 0.01 Acres

Royal Oak, Calgary, Alberta

Nestled in the coveted northwest Calgary community of Royal Oak, this charming Two-Storey home spans 1,325 sq ft and boasts an enviable location for contemporary urban living, blending convenience with access to outdoor activities. Featuring three bedrooms, two and a half bathrooms, this property includes several upgrades including hardwood floors, a welcoming fireplace,.....! The expansive open kitchen is designed for hosting gatherings, featuring a breakfast bar and a decorative tile backsplash. Upstairs, the master bedroom offers ample natural light, a walk-in closet, and an elegant en-suite bathroom. Two additional bedrooms also enjoy spacious closets and large windows, sharing a second bathroom. The basement provides a blank canvas for your recreational vision, whether it's a game room or personal retreat. Outside, a substantial west-facing deck and a garage complete the backyard. Enjoying proximity to parks, Elementary and Junior High schools, the Royal Oak Shopping Centre, and effortless access to public transportation via the C-train, this location also offers swift routes via Crowchild Trail, Stoney Trail, and the Trans Canada Highway for convenient city access.

Built in 2010

Essential Information

MLS® # A2144490

Price \$599,900



Sold Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,323
Acres	0.01
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	40 Royal Birch Park Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0B8

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None, Private Yard, Rain Barrel/Cistern(s)
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Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	July 2nd, 2024
Days on Market	6
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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