

\$799,000 - 93 Royal Birch Hill Nw, Calgary

MLS® #A2147616

\$799,000

3 Bedroom, 3.00 Bathroom, 2,495 sqft

Residential on 0.13 Acres

Royal Oak, Calgary, Alberta

"July 28, Sun, Open House 2-4:30 pm " Corner lot, offering 2495 sqft of living space. This home features a main floor den/office and 3 bedrooms plus a bonus room on the upper level. Upon entering, you'll find hardwood floors throughout most areas, complemented by 9 ft ceilings. Glass French doors lead to a private office and a kitchen with Gas Stove, maple cabinets, a corner pantry, and a spacious foyer/dining room. The living room is spacious and includes a gas fireplace and a sun-soaked eating nook, completing the main floor.

Upstairs, the primary bedroom is generously sized with a walk-in closet and a 5-piece ensuite, including double sinks, a soaker tub, and a separate shower. The upper floor also features 2 additional large bedrooms and a front bonus room perfect for a family room. The undeveloped basement offers potential for customization to suit your family's needs. The sunny SW backyard with a deck and corner parking space is ideal for gardening and entertaining. The location provides easy access to schools, parks, the YMCA, and a shopping centre.

Built in 2006

Essential Information

MLS® # A2147616

Price \$799,000



Sold Price	\$785,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,495
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	93 Royal Birch Hill Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Y1

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Enclosed, Front Drive

Interior

Interior Features	Central Vacuum, French Door, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Level, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	August 15th, 2024
Days on Market	34
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Top Producer Realty and Property Management
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