

# \$669,900 - 41 Royal Birch Terrace Nw, Calgary

MLS® #A2149811

**\$669,900**

3 Bedroom, 4.00 Bathroom, 1,476 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

This well-maintained family home is a rare find in the highly sought-after Royal Oak community. Nestled on a quiet crescent, this property backs onto a park and playground, providing a serene and picturesque setting for your family. The main floor features an open layout with gleaming hardwood floors throughout, a well-appointed white kitchen with built in pantry and a convenient eating counter, and a dining nook that overlooks the east-facing patio and deck, perfect for morning coffee or evening meals. The chain-link fenced yard offers unobstructed views of the green space, ideal for outdoor activities and relaxation. The upper floor boasts three generously sized and functional bedrooms, along with a versatile loft/bonus room that can be used as an office or extra living area. The primary bedroom has vaulted ceilings with 4 piece bathroom and walk in closet. The finished basement adds extra living space with a 3-piece bathroom, perfect for accommodating your family's needs. This home is within walking distance to playgrounds and schools, making it an ideal location for families. Additionally, it is conveniently located near city transit, Royal Oak shopping center, the YMCA, minutes to Tuscany LRT, crowchild trail and offers quick access to Stoney Trail. This home perfectly blends functionality and comfort for modern family living. Don't miss out on this fantastic opportunity. Check out the video in the media link or book a private showing today to experience this



remarkable property firsthand!

Built in 2004

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2149811    |
| Price          | \$669,900   |
| Sold Price     | \$654,300   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,476       |
| Acres          | 0.10        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 41 Royal Birch Terrace Nw |
| Subdivision | Royal Oak                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 5N7                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)                            |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                  |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Playground, Private Yard     |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame                   |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | July 17th, 2024   |
| Date Sold      | August 29th, 2024 |
| Days on Market | 43                |
| Zoning         | R-C1              |
| HOA Fees       | 0.00              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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