

\$649,000 - 72 Royal Birch Park Nw, Calgary

MLS® #A2154407

\$649,000

3 Bedroom, 4.00 Bathroom, 1,292 sqft

Residential on 0.08 Acres

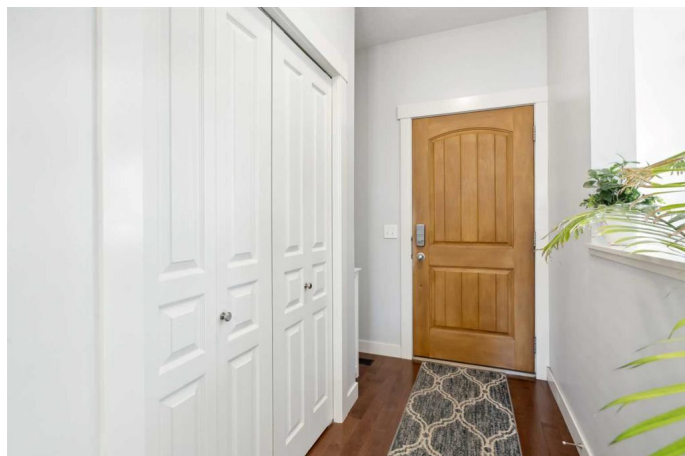
Royal Oak, Calgary, Alberta

This immaculate home with tasteful decor in Royal Oak is close to schools, parks, pathways and shopping. Central A/C, underground sprinklers and high ceilings compliment this wonderful home that has a fully developed basement, a double garage, 3 bedrooms, 2 full baths, a half bath by the back door and another half bath downstairs. The spacious main floor flows through the large living, dining and kitchen areas and is the perfect layout for entertaining. The large family room and office downstairs are a great place to escape the heat - BUT WAIT - you don't have to because you have central A/C! No more sleepless nights. Upstairs you'll find the perfect primary bedroom with a generous walk-in closet and ensuite, along with 2 other well sized bedrooms sharing the other full bath. At the time of listing, this was the least expensive home in Royal Oak and the quality and condition do not disappoint!

Built in 2009

Essential Information

MLS® #	A2154407
Price	\$649,000
Sold Price	\$661,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2



Square Footage	1,292
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	72 Royal Birch Park Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G0B9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, French Door, High Ceilings, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 5th, 2024
Days on Market	4
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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