

# \$599,900 - 214 Royal Birch View Nw, Calgary

MLS® #A2181927

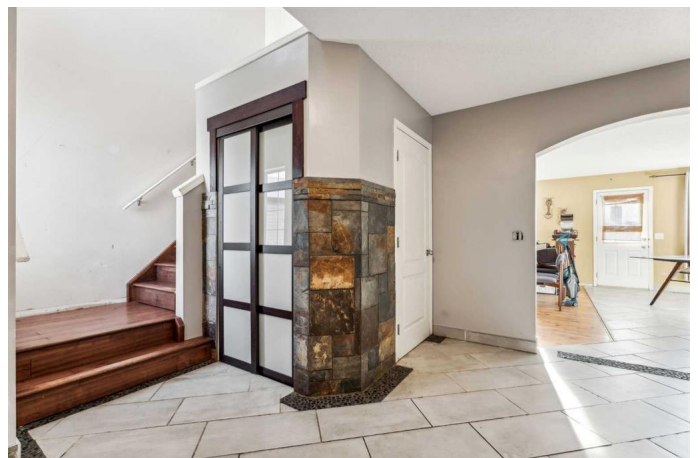
**\$599,900**

3 Bedroom, 3.00 Bathroom, 2,011 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Are you ready to bring your creative vision to life? This 3-bedroom (plus den!) walk-out basement family home, tucked away on a quiet cul-de-sac, is a canvas waiting for your personal touch. With a little TLC, it promises tremendous value and an inviting layout thatâ€™s perfect for modern living. On the main floor, youâ€™ll find a cozy den or office spaceâ€”ideal for remote work or study. Step into the sun-drenched, open-concept living area featuring a spacious kitchen, dining nook, and a living room warmed by a charming corner gas fireplace. The south-facing windows flood the space with natural light, creating a cheerful and inviting atmosphere. The kitchen is designed for both functionality and style, boasting a handy island for meal prep, a pantry to keep clutter at bay, and newer stainless steel appliances, including a gas range and fridge. Upstairs, the oversized bonus room is ready to host movie nights, game marathons, or just some good old-fashioned family fun. The primary suite, with its south-facing orientation, is brimming with potential. Imagine stepping out onto a future balcony to enjoy stunning city and mountain views. The primary bedroom also features a walk-in closet with shelving organizers and a 4-piece ensuite waiting for your finishing touches. Two additional bedrooms, a 4-piece bathroom, and a convenient upstairs laundry room complete the upper level. Downstairs, the unfinished basement is a blank slateâ€”envision a home



gym, guest suite, or anything else your heart desires. The double-attached garage also offers endless possibilities for customization. This home is packed with potential and ready for you to make it your own. Royal Oak, located in northwest Calgary, is a family-friendly community known for its scenic parks and proximity to the Rocky Mountains. It offers convenient access to major roadways like Stoney Trail, close connections to public transit via the Tuscany LRT station, and is about a 20-30 minute drive to downtown Calgary. Don't miss your chance—schedule a showing today and start dreaming big!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2181927    |
| Price          | \$599,900   |
| Sold Price     | \$625,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,011       |
| Acres          | 0.10        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 214 Royal Birch View Nw |
| Subdivision | Royal Oak               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |

|             |         |
|-------------|---------|
| Postal Code | T3G 5J8 |
|-------------|---------|

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | None                                                 |
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Pantry                                                                       |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                  |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Gas                                                                                                         |
| Has Basement      | Yes                                                                                                         |
| Basement          | Separate/Exterior Entry, Full, Unfinished, Walk-Out                                                         |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Cul-De-Sac               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 3rd, 2024 |
| Date Sold      | December 5th, 2024 |
| Days on Market | 2                  |
| Zoning         | R-CG               |
| HOA Fees       | 210.00             |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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