

\$689,900 - 34 Royal Birch Way Nw, Calgary

MLS® #A2181978

\$689,900

3 Bedroom, 4.00 Bathroom, 1,467 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Exceptional value in this fabulous 3 bedroom, 2 storey home with developed basement, perfectly located in Royal Oak! Boasting a bright and open main floor, this great home features an updated kitchen (2023) with beautifully refinished cabinetry, floating shelves and sleek quartz countertops. From the kitchen, step into your spacious living/dining room with gas fireplace. A functional, updated 2 piece bath including, new pocket door, ceramic floor and vanity (2023) with laundry, complete the main floor. The upper level consists of a cozy bonus room and 3 good sized bedrooms, including the master with heated floor and 3 piece ensuite bath. Terrific lower level development comprised of a huge recreation/games room, 3 piece bath and utility/storage room. This incredible home features luxury vinyl plank flooring (2023), newer mechanicals including, furnace (2024), air-conditioning (2021), hot water tank (2020) and more! Enjoy a private and fully fenced backyard with large patio and a double attached garage. Superb location! Steps to Royal Oak school, parks, pathways and shopping. A wonderful place to call home!

Built in 2005

Essential Information

MLS® # A2181978

Price \$689,900



Sold Price	\$689,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,467
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	34 Royal Birch Way Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5X8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Open Floorplan, Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Central Air Conditioner, Dryer, Gas Stove, Washer, Water Softener
Heating	Forced Air, Fireplace(s), In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Other
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Lot Description	Cul-De-Sac, Landscaped, Re
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	December 6th, 2024
Date Sold	December 11th, 2024
Days on Market	5
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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