

\$639,000 - 123 Royal Birch Manor Nw, Calgary

MLS® #A2245956

\$639,000

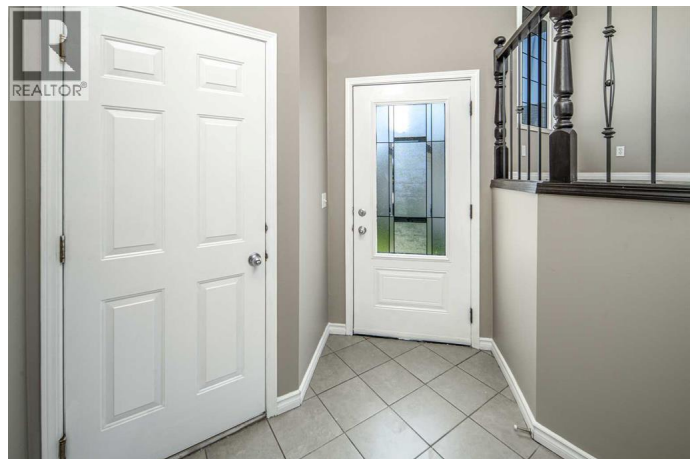
5 Bedroom, 3.00 Bathroom, 1,176 sqft

Single Family on 0.09 Acres

Royal Oak, Calgary, Alberta

****Open house, 1-3pm Sunday, Oct 5, 2025****

Discover this stunning bi-level home boasting over 2000 SF of fully finished living space, nestled in a quiet cul-de-sac in the highly desirable Royal Oak neighborhood. Perfect for any family, this property backs onto serene greenspace and pathways. Step through the front door into a welcoming foyer that offers direct access to the garage for everyday convenience. Ascend the staircase to the main level, where the layout unfolds with a graceful sense of space. To the left, the bright living room flows seamlessly into the dining area, creating an inviting setting for gatherings. Beyond this, the well-appointed kitchen features a generous island and a spacious breakfast nook, perfect for casual meals. From here, a door opens to a sunlit deck overlooking the southwest facing backyard. On the right side of the main floor, you'll find two comfortable bedrooms sharing a stylish 4-piece bathroom, along with a serene primary suite boasting its own 4-piece ensuite and a walk-in closet. The finished basement offers a versatile family room, two additional bedrooms, another full bathroom, and a dedicated laundry area. Outside, the picturesque backyard backs onto green space and a peaceful walking path, offering both privacy and a connection to nature. This move-in-ready home is a true delight to show. Your family will enjoy its splendor for years to come. Don't miss out on this exceptional opportunity! (id:6289)



Built in 2002

Essential Information

Listing #	A2245956
Price	\$639,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,176
Acres	0.09
Year Built	2002
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	123 Royal Birch Manor Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G5J9

Amenities

Amenities	Playground, Schools, Shopping
Features	Cul-de-sac
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Dishwasher, Stove, Hood Fan, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

Homecare Realty Ltd.



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