

\$1,499,900 - 47 Royal Birch Cove Nw, Calgary

MLS® #A2246071

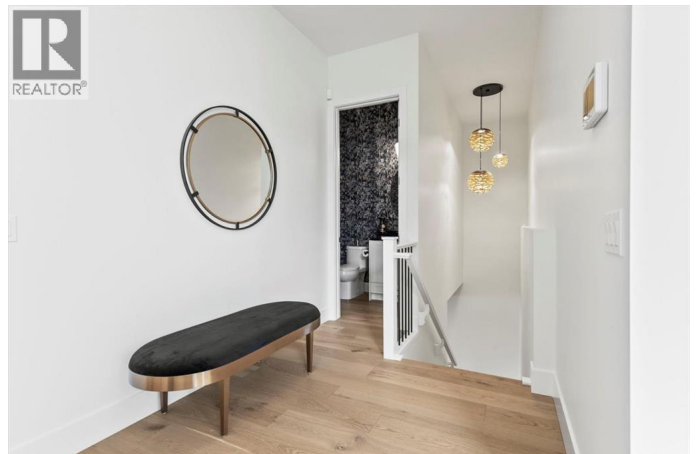
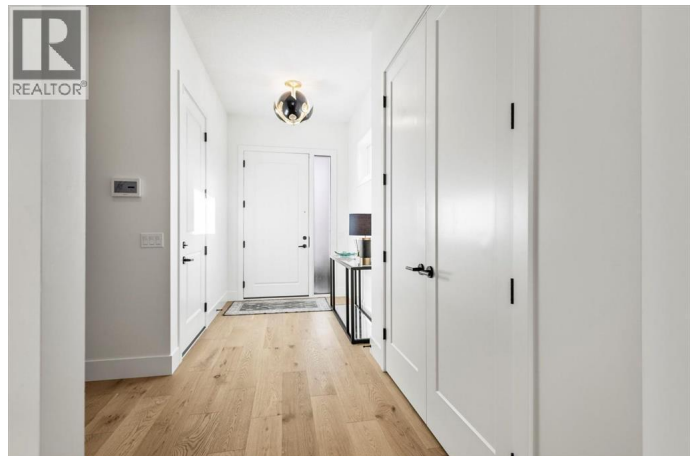
\$1,499,900

3 Bedroom, 3.00 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Royal Oak, Calgary, Alberta

Are you seeking a no maintenance lifestyle that provides comfort, luxury and peace of mind when you travel? 47 Royal Birch Cove at the Villas at Birch Point offers villa style living in the beautiful community of Royal Oak in NW Calgary. This walkout semi-detached bungalow offers over 2700sf of interior living space featuring an incredible master retreat, two additional bedrooms in the lower level and a total 2.5 baths. This floorplan was customized to offer a full size walk in pantry and separate laundry room to maximize function! The open concept dream kitchen, living and entertaining space is sure to welcome many family gatherings big or small. The interior finishes were professionally selected, and no expense was spared, offering countless upgrades such as custom built ins and upgraded finishes throughout. The screened in and enclosed upper deck is a slice of bug free heaven with a ravine view, and heaters to keep you cozy, it's an extension of your living space! The lot this property sits on is not to be missed, backing onto the Royal Oak Natural Ravine park providing stunning green space views and plenty of opportunity to watch the local wildlife while enjoying your morning coffee. Your backyard provides a fully fenced in area for your furry friends. The attached double garage and additional driveway space provide parking for two more cars. This is a rare feature in villa properties. Last but not least your lawn care and snow removal to your front door is completely taken



care of! (id:6289)

Built in 2023

Essential Information

Listing #	A2246071
Price	\$1,499,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,453
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Bare Land Condo
Style	Bungalow

Community Information

Address	47 Royal Birch Cove Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G5P9

Amenities

Amenities	Schools, Shopping
Features	Cul-de-sac, Closet Organizers, No Smoking Home, Parking
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3
View	View

Interior

Appliances	Refrigerator, Water purifier, Dishwasher, Range, Garburator, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer, Cooktop - Induction
Heating	Natural gas Other, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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Listing information last updated on October 14th, 2025 at 9:01am PDT