

\$619,900 - 35 Royal Birch Road Nw, Calgary

MLS® #A2255315

\$619,900

3 Bedroom, 3.00 Bathroom, 1,422 sqft

Single Family on 0.07 Acres

Royal Oak, Calgary, Alberta

Nestled in the heart of Royal Oak, this beautiful home offers the perfect blend of location, value, size and upgrades. Steps away from parks, bike paths, shopping, schools, and transit, it's designed for both comfort and convenience. Inside, you'll be impressed with the fabulously upgraded kitchen featuring quartz countertops, undermount sink, corner pantry, and an abundance of cupboards and counter space. Stainless steel appliances include a five-burner gas range that makes cooking a joy. Gleaming tiled floors welcome you into the home and extend throughout the kitchen and dining areas. The spacious living room is anchored by a cozy gas fireplace. A front den provides the flexibility of a home office or formal dining space. Upstairs you'll find three generous bedrooms. The primary retreat boasts an upgraded 3-piece ensuite with quartz countertops, while the 2nd and 3rd bedrooms share a convenient Jack & Jill ensuite, also finished with quartz. The basement is unspoiled and ready for your creative touch—whether it's a family retreat, gym, or entertainment space. Additional highlights include a 220 amp panel (ideal for a future hot tub, EV charger, or garage heater) and an oversized double detached garage. The sunny south-facing backyard is a true gem—perfect for kids and pets, with plenty of room to play, plus a large deck for summer BBQs and family gatherings. Central Air Conditioning to keep you cool on



those hot summer days. This Royal Oak home combines location, style, and functionalityâ€”donâ€™t miss the opportunity to make it yours! (id:6289)

Built in 2002

Essential Information

Listing #	A2255315
Price	\$619,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,422
Acres	0.07
Year Built	2002
Type	Single Family
Sub-Type	Freehold

Community Information

Address	35 Royal Birch Road Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G5K5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Level, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 3:01pm PDT