

\$786,000 - 22 Royal Birch Way Nw, Calgary

MLS® #A2268076

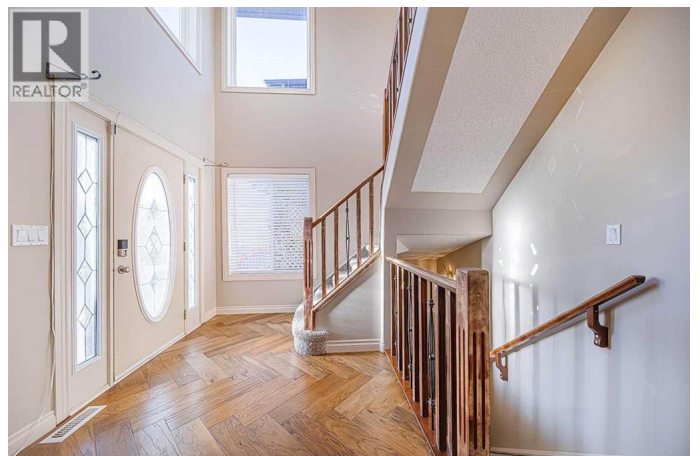
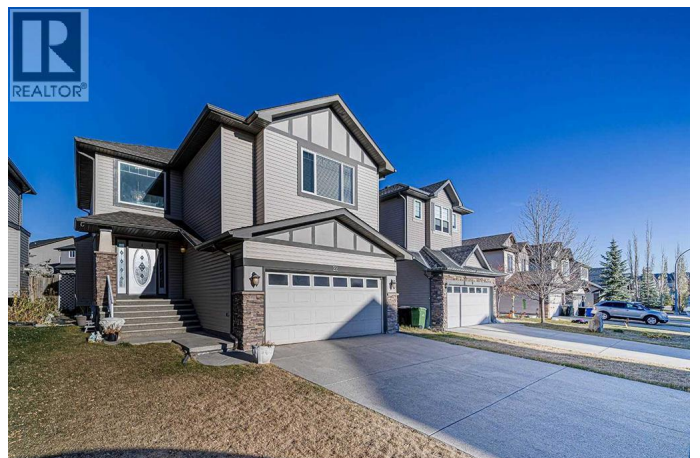
\$786,000

4 Bedroom, 4.00 Bathroom, 2,017 sqft

Single Family on 0.10 Acres

Royal Oak, Calgary, Alberta

Location, Location, Location. Welcome to this Fantastic Family Friendly home which has over 2841 square feet of Developed living space! This 4 Bedroom 3 and half Bathroom Home is the perfect home you have been searching for! The Main Floor has an Open to above entry, Open concept design, Spacious Kitchen, Living Room and dining space that looks out onto the yard where kids and pets are right at home with both green space and custom color and stamped 400 square feet concrete patio with rounded edges and exposed aggregate. It also has Stunning Herring bone Engineered Hardwood which gives this home a Luxurious feel. The Upper floor has 3 Bedrooms and 2 Full bathrooms This home also has a Developed Basement with Another Bedroom and Bathroom as well as another Family Room which is great for hosting guests. This home comes with Air-Conditioning and Humidifier and Large Hexagonal greenhouse Walking distance one minute to Royal Oak School (K-4) and walk 5 minutes to William D. Pratt School (5-9) and Tennis court, easy access to Hwy 1A, Stoney Trail, and public transit, this home combines convenience with a family friendly atmosphere. This beautifully updated a vinyl floor on basement and second floor (2025) New Samsung washer /New Samsung Dryer /New Bosch dishwasher on 2025 . The garage has been customized with extra storage space to hold more boxes and items. ****BE SURE TO CHECK OUT THE 3D VIRTUAL OPEN**



HOUSE TOUR for a better look! Quick Possession! THIS ONE WONÂ€™T LAST LONG!**Click on the media link and schedule your private showing today! (id:6289)

Built in 2006

Essential Information

Listing #	A2268076
Price	\$786,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,017
Acres	0.10
Year Built	2006
Type	Single Family
Sub-Type	Freehold

Community Information

Address	22 Royal Birch Way Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G5X8

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Oven - Electric, Cooktop - Electric, Dishwasher, Dryer, Microwave, Freezer, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Skyrock
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Listing information last updated on November 3rd, 2025 at 5:31pm PST