



122 Royal Birch Gardens Calgary Alberta

\$688,000

This spacious home offers 2,178 sqft of total living area. Ideally located on a quiet street, this home is just steps away from a large green space, a five-minute walk via pathways to a public school, and only a few minutes' drive to the new C-train station. Inside, you'll find four bedrooms in total—three on the upper floor and one in the basement. The home features an open floor plan, enhancing the sense of space and flow. The well-lit bonus room, with its large windows, is a perfect spot for relaxation or entertainment. The basement has plenty of storage space, and the garage is insulated on the sides. The roof is replaced in 2019! The west-facing backyard includes a large deck and is fenced. Additionally, the backyard features a dog house, making it a great choice for pet owners. Don't miss this! (id:6769)

- Furnace 7.33 Ft x 14.83 Ft
- Storage 5.67 Ft x 7.25 Ft
- Bedroom 8.92 Ft x 10.92 Ft
- Recreational, Games room 12.67 Ft x 18.58 Ft
- Other 9.53 Ft x 10.00 Ft
- 2pc Bathroom 5.00 Ft x 6.92 Ft
- Laundry room 7.42 Ft x 6.40 Ft
- Living room 12.58 Ft x 14.00 Ft
- Other 10.75 Ft x 11.08 Ft
- Dining room 11.33 Ft x 8.08 Ft
- Other 16.33 Ft x 11.83 Ft
- Other 5.42 Ft x 7.17 Ft
- 4pc Bathroom 4.92 Ft x 7.17 Ft
- Primary Bedroom 13.92 Ft x 11.92 Ft
- 4pc Bathroom 4.92 Ft x 7.75 Ft
- Bedroom 8.75 Ft x 10.67 Ft
- Bedroom 9.58 Ft x 10.92 Ft
- Bonus Room 13.67 Ft x 13.92 Ft

Listing Presented By:



Originally Listed by:
Kirin Realty & Management Inc.



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100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca