



# 214 Royal Birch View Calgary Alberta

\$599,900

Are you ready to bring your creative vision to life? This 3-bedroom (plus den!) walk-out basement family home, tucked away on a quiet cul-de-sac, is a canvas waiting for your personal touch. With a little TLC, it promises tremendous value and an inviting layout that's perfect for modern living. On the main floor, you'll find a cozy den or office space--ideal for remote work or study. Step into the sun-drenched, open-concept living area featuring a spacious kitchen, dining nook, and a living room warmed by a charming corner gas fireplace. The south-facing windows flood the space with natural light, creating a cheerful and inviting atmosphere. The kitchen is designed for both functionality and style, boasting a handy island for meal prep, a pantry to keep clutter at bay, and newer stainless steel appliances, including a gas range and fridge. Upstairs, the oversized bonus room is ready to host movie nights, game marathons, or just some good old-fashioned family fun. The primary suite, with its south-facing orientation, is brimming with potential. Imagine stepping out onto a future balcony to enjoy stunning city and mountain views. The primary bedroom also features a walk-in closet with shelving organizers and a 4-piece ensuite waiting for your finishing touches. Two additional bedrooms, a 4-piece bathroom, and a convenient upstairs laundry room complete the upper level. Downstairs, the unfinished basement is a blank slate--envision a home gym, guest suite, or anything else your heart desires. The double-attached garage also offers endless possibilities for customization. This home is packed with potential and ready for you to make it your own. Royal Oak, located in northwest Calgary, is a family-friendly community known for its scenic parks and proximity to the Rocky Mountains. It offers convenient access to major roadways like Stoney Trail, close connections to p...

- Other 16.50 Ft x 14.50 Ft
- Living room 16.50 Ft x 14.25 Ft
- Den 10.25 Ft x 9.92 Ft
- 2pc Bathroom 4.92 Ft x 4.92 Ft
- Bonus Room 18.92 Ft x 10.92 Ft
- Primary Bedroom 14.92 Ft x 11.92 Ft

- 4pc Bathroom 8.92 Ft x 4.92 Ft
- Bedroom 14.17 Ft x 9.42 Ft
- Bedroom 14.17 Ft x 10.50 Ft
- 4pc Bathroom 8.92 Ft x 4.92 Ft
- Laundry room 5.83 Ft x 5.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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### Mirror

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