



# 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:



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