



## 62 Royal Birch Gardens Calgary Alberta

\$635,000

This home offers 1,868 sqft of living space on a quiet street, just steps from a green space and a short walk to a nearby school. Tuscany Station is only a few minutes' drive away for added convenience. Featuring four bedrooms—three upstairs and one in the basement—the home boasts an open layout that enhances the spacious feel. The bright bonus room with large windows is perfect for relaxation or hosting guests. Upstairs, there are no carpets, making cleaning a breeze. The laundry is conveniently located in the mudroom on the main floor. The basement, with freshly re-painted walls, also provides plenty of storage, and the roof was replaced in 2019. Close to Walmart, Sobeys, and a YMCA, this home offers easy access to shopping and fitness options. Don't miss out on this great opportunity! (id:6769)

Furnace 14.25 Ft x 12.92 Ft  
Family room 14.83 Ft x 11.42 Ft  
Storage 10.33 Ft x 7.25 Ft  
Bedroom 10.08 Ft x 13.58 Ft  
Other 7.92 Ft x 6.75 Ft  
Other 6.42 Ft x 5.67 Ft  
2pc Bathroom 4.75 Ft x 5.00 Ft  
Laundry room 3.25 Ft x 6.75 Ft  
Living room 14.00 Ft x 12.92 Ft  
Other 2.83 Ft x 8.50 Ft

Dining room 9.58 Ft x 7.92 Ft  
Kitchen 11.83 Ft x 9.58 Ft  
Pantry 3.67 Ft x 3.58 Ft  
Other 15.92 Ft x 19.50 Ft  
Bedroom 8.58 Ft x 10.67 Ft  
Bedroom 10.92 Ft x 11.92 Ft  
4pc Bathroom 4.92 Ft x 7.33 Ft  
Primary Bedroom 11.92 Ft x 13.83 Ft  
3pc Bathroom 10.58 Ft x 5.00 Ft

Listing Presented By:



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Kirin Realty & Management Inc.

**RE/MAX**  
RE/MAX REAL ESTATE  
(CENTRAL)

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net