



18 Royal Birch Way Calgary Alberta

\$739,000

Welcome to this inviting two-storey family home in the heart of Royal Oak, one of Northwest Calgary's most sought-after communities. This property offers 3 bedrooms, 2.5 bathrooms with a double attached garage and is the perfect opportunity for first time buyers to get into this desirable community. The main floor features 9-foot ceilings, a spacious foyer, a bright open layout, and a cozy living area. The kitchen includes a centre island and opens to a deck—perfect for entertaining. Upstairs are two generous secondary bedrooms and a large primary suite with a walk-in closet and south facing window. The unfinished basement offers great potential for future development. Outside enjoy the deck and landscaped backyard. Walking distance one minute to Royal Oak School (K-4) and walk 5 minutes to William D. Pratt School (5-9) and Tennis court Basketball court, trails Shane Homes YMCA (Second largest YMCA in the world), and amenities like Starbucks, Walmart, Sobeys, RBC/TD/BMO banks, easy access to Hwy 1A, Stoney Trail, and public transit, this home combines convenience with a family friendly atmosphere. This beautifully updated a generous kitchen equipped with striking quartz counters and backsplash, new plumbing fixtures, new cabinetry. A spacious living, dining room, a walk-through pantry & laundry room. Continue upstairs where you'll find an intimate master's retreat which provides ample space for a king-size bed set. You'll continue to be impressed by the expansive bonus room. Other highlights include a beautifully landscaped backyard with while the 3 new sheds provide ample storage space for your garden tools and other outdoor equipment and mature privacy trees. The house is including A/C, a garage heater. New refrigerator/New kitchen fan/New electric stove. The living room and second floor have been upgraded to Vinyl Floor . **BE SURE TO CHECK OUT THE 3D VIRTUAL ...

4pc Bathroom 8.08 Ft x 4.92 Ft

4pc Bathroom 5.00 Ft x 8.58 Ft

Bedroom 11.33 Ft x 11.08 Ft

Bedroom 11.00 Ft x 12.92 Ft

Den 15.75 Ft x 18.92 Ft

Primary Bedroom 11.67 Ft x 15.00 Ft

2pc Bathroom 5.08 Ft x 5.92 Ft

Dining room 10.92 Ft x 5.08 Ft

Foyer 9.92 Ft x 7.67 Ft

Kitchen 10.92 Ft x 14.25 Ft

Laundry room 6.25 Ft x 9.25 Ft

Living room 14.00 Ft x 14.33 Ft

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Listing Presented By:



Originally Listed by:
Skyrock



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