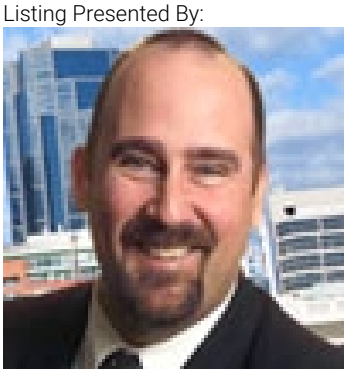


165 Royal Birch Mews Calgary Alberta

$729,000

Character, flexibility, and room to gather--welcome to 165 Royal Birch Mews NW.Warm and thoughtfully cared for, this inviting home offers four bedrooms--or three bedrooms plus a main-level den, depending on what suits your lifestyle. The main-level living room could also serve as a formal dining room, while the spacious basement recreation area is ready for movie nights, games, hobbies, or a workout space. The basement bedrooms are generously sized, with 10 lb underlay underfoot, and the utility room offers an impressive amount of storage.There's character throughout, from the wainscoting to the wood panels in the current office, which help dampen sound. Natural light fills the home, and two gas fireplaces add a cozy touch. Outside, the large lot offers plenty of ways to enjoy the space: a dog run, backyard shed, and an RV parking pad that could also make a great spot for a firepit and summer gatherings. There's a gas line for the BBQ, inspected by ATCO in August, plus a spacious garage and plenty of street parking for visitors.This well-maintained home has seen a number of updates: washer and dryer, carpet, air conditioner, hot water tank, kitchen appliances, zebra shades, toilets, and yard gravel in 2022, with exterior and main-level painting in 2026.Enjoy a convenient location within walking distance of shopping, schools, walking paths, playgrounds, green spaces, and the YMCA. The home is right off a bus route, with main roads close by for an easy commute. Add in great neighbour's and a home that's been genuinely cared for, and you'll find plenty to love here. (id:6769)

Listing Presented By:



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4pc Bathroom 4.92 Ft x 8.17 Ft
Furnace 13.33 Ft x 27.83 Ft
Recreational, Games room 30.08 Ft x 9.00 Ft
Bedroom 13.25 Ft x 11.58 Ft
Bedroom 11.75 Ft x 11.75 Ft
2pc Bathroom 4.92 Ft x 6.42 Ft
5pc Bathroom Measurements not available
Primary Bedroom 11.00 Ft x 13.00 Ft

Bedroom 9.00 Ft x 9.42 Ft
Dining room 9.17 Ft x 15.58 Ft
Family room 14.75 Ft x 12.50 Ft
Foyer 8.83 Ft x 13.08 Ft
Kitchen 10.50 Ft x 15.58 Ft
Laundry room Measurements not available
Living room 13.92 Ft x 17.75 Ft
Pantry Measurements not available

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