

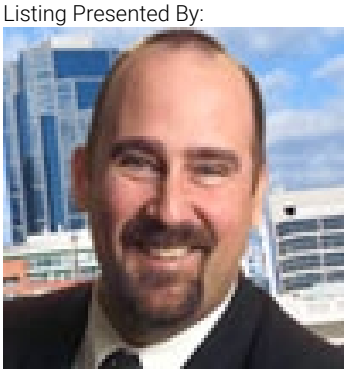
# 57 Royal Birch Crescent Calgary Alberta

$620,000

JUST REDUCED $20,000.00! Welcome to 57 Royal Birch Crescent NW!This well-maintained family home is ideally located on a quiet street directly across from a park and playground in the desirable community of Royal Oak. The main floor features a bright open-concept living and kitchen area, walk-through pantry, main-floor laundry, and 2-piece bathroom. Upstairs offers a spacious primary bedroom with walk-in closet and 4-piece ensuite, plus two additional well-sized bedrooms and a 4-piece bathroom.The fully finished basement provides a 2PC bathroom, storage pace and a large family room with plenty of space for relaxing or entertaining. Enjoy the fully fenced backyard and the convenience of having a playground right across the street.Fantastic location close to Stoney Trail, schools, shopping, public transit, restaurants, parks, pathways, and recreation, with easy access to amenities throughout northwest Calgary. A wonderful family home in a quiet, welcoming community! (id:6769)

Primary Bedroom 10.67 Ft x 13.67 Ft
Bedroom 8.92 Ft x 11.67 Ft
Bedroom 9.92 Ft x 9.58 Ft
4pc Bathroom 7.92 Ft x 5.00 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft
Recreational, Games room 23.92 Ft x 12.67 Ft
2pc Bathroom 7.92 Ft x 4.33 Ft
Storage 3.08 Ft x 7.92 Ft
Other 8.33 Ft x 8.33 Ft
Furnace 7.17 Ft x 8.00 Ft
Living room 12.33 Ft x 15.42 Ft
Laundry room 6.42 Ft x 5.08 Ft
Other 12.67 Ft x 13.75 Ft
2pc Bathroom 2.92 Ft x 7.42 Ft
Pantry 2.00 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:
Homecare Realty Ltd.

**RE/MAX Realty Professionals**

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