

73 Royal Birch Way Calgary Alberta

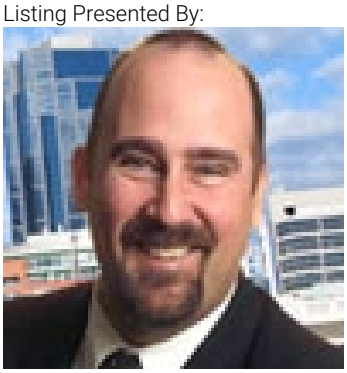
$650,000

Welcome to 73 Royal Birch Way NW, a beautifully maintained detached family home in the highly sought-after community of Royal Oak NW Calgary. Backing directly onto green space and walking paths, and located within walking distance to Royal Oak Elementary School (K-4) and William D. Pratt School (Grades 5-9), this move-in-ready home offers the perfect blend of location, lifestyle, and long-term value for growing families. Step inside to a bright and welcoming foyer that opens into a thoughtfully designed main floor featuring desirable 9-foot ceilings and an open-concept layout. The spacious living room is anchored by a cozy gas fireplace, creating a warm gathering space for family and friends. The well-appointed kitchen offers ample cabinetry, quality appliances, a convenient walk-through pantry, and a recently updated stove (2025). A newly installed kitchen sink water filtration system (2025) adds everyday convenience, while the sun-filled dining area overlooks the backyard, making it the perfect setting for family meals and entertaining. The practical walk-through pantry connects directly to the main-floor laundry room and double attached garage, making daily living and grocery unloading effortless. Newly installed zebra blinds throughout the home (2026) provide a modern touch while enhancing privacy and light control. (Some photos have been virtually staged.) Upstairs, a bright and functional bonus room offers exceptional flexibility and can serve as a family room, children's play area, media room, or home office. The upper level also features three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and a relaxing 5-piece ensuite featuring a soaker tub and separate shower. Two additional bedrooms provide ample space for children, guests, or a home office. The undeveloped basement presents an opportunity for future custo...

Furnace 10.67 Ft x 8.83 Ft
Other 7.58 Ft x 13.92 Ft
2pc Bathroom 5.75 Ft x 5.08 Ft
Living room 14.25 Ft x 16.33 Ft
Other 11.17 Ft x 10.58 Ft
Dining room 8.17 Ft x 11.00 Ft

Bonus Room 10.00 Ft x 16.92 Ft
Bedroom 9.25 Ft x 10.83 Ft
4pc Bathroom 4.92 Ft x 8.42 Ft
Bedroom 11.08 Ft x 9.92 Ft
Primary Bedroom 13.00 Ft x 12.33 Ft
Other 5.58 Ft x 5.42 Ft

Listing Presented By:



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Laundry room 6.00 Ft x 5.92 Ft

Pantry 3.08 Ft x 5.42 Ft

4pc Bathroom 10.00 Ft x 10.83 Ft