

\$748,800 - 41 Royal Birch Terrace Nw, Calgary

MLS® #A2201125

\$748,800

3 Bedroom, 4.00 Bathroom, 1,470 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

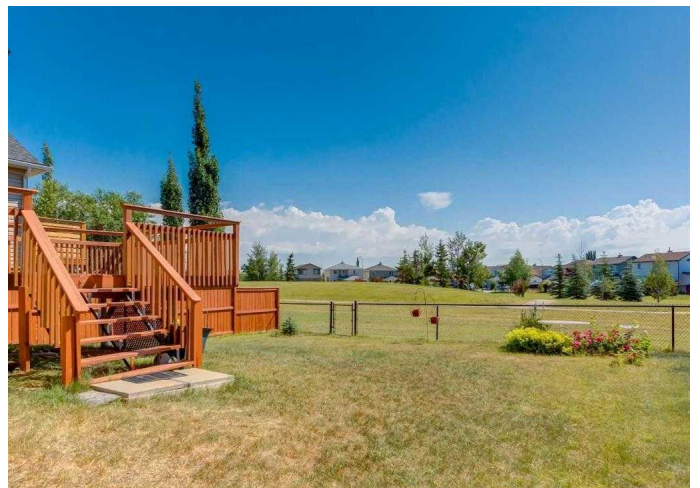
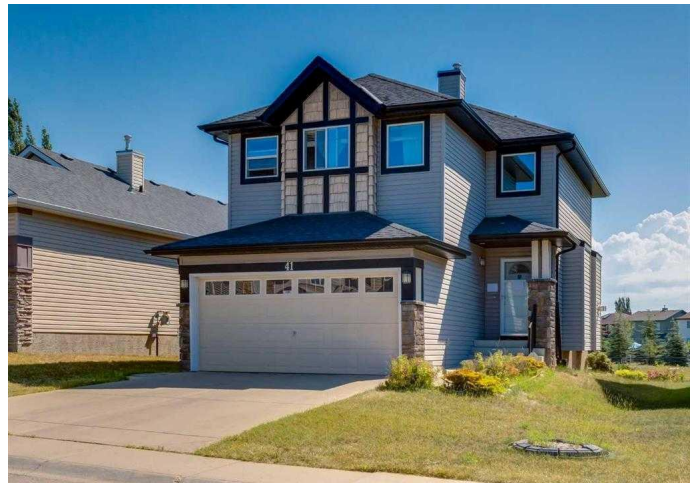
Open House April 6th , 2025 1 to 3 pm...

Welcome to your dream family home in the highly sought-after community of Royal Oak! Nestled on a quiet crescent, this beautifully maintained home backs directly onto a park and playground, offering a picturesque and private setting for your family to enjoy. It has 3 Bedrooms, 1 bonus room, 3.5 bathrooms, Step inside to discover an inviting open-concept main floor, featuring brand new vinyl plank floors and a well-appointed brand new kitchen . The bright dining nook overlooks the east-facing patio and deck—perfect for sipping your morning coffee or unwinding with evening meals. The chain-link fenced yard provides unobstructed views of the lush green space, making it an ideal retreat for relaxation and outdoor activities.

Upstairs, you™ll find three generously sized bedrooms, including a stunning primary bedroom with vaulted ceilings, a walk-in closet, and a private 4-piece ensuite. A versatile loft/bonus room adds extra flexibility—perfect for a home office or additional living space, Tv room or Kids play room.

The finished basement expands your living area with a spacious rec room and a 3-piece bathroom, 2 big windows and a Bar catering to all your family™s needs.

This prime location is within walking distance to playgrounds and schools, and just minutes



from the Royal Oak Shopping Centre, the YMCA, Tuscany LRT, Crowchild Trail, and Stoney Trail offering unparalleled convenience for commuting and daily essentials. ***New Fence, New RPR, new kitchen, rubber in garage floor, new blind, new paint, new floor, new lighting.*** Don't miss out on this incredible opportunity! Book your private showing today to experience this remarkable home firsthand!

Built in 2004

Essential Information

MLS® #	A2201125
Price	\$748,800
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,470
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	41 Royal Birch Terrace Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5N7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Garage Faces Rear, See Remarks, Secured

of Garages2

Interior

Interior FeaturesBookcases, Closet Organizer, No Smoking Home, No Pets Allowed, Pet Animal Home, No Smoking Home

AppliancesDishwasher, Dryer, Electric Range, Microwave Hood Fan, Oven, Stove

HeatingForced Air

CoolingNone

FireplaceYes

of Fireplaces1

FireplacesGas, Gas Log

Has BasementYes

BasementFinished, Full

Exterior

Exterior FeaturesPlayground, Private Entrance, Fenced Yard

Lot DescriptionLandscaped, Lawn, No Neighbors, Views, On Golf Course

RoofAsphalt Shingle

ConstructionConcrete, Vinyl Siding, Wood Frame

FoundationPoured Concrete

Additional Information

Date ListedMarch 17th, 2025

Days on Market49

ZoningR-CG

Listing Details

Listing OfficeCIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

