

\$719,000 - 18 Royal Birch Way Nw, Calgary

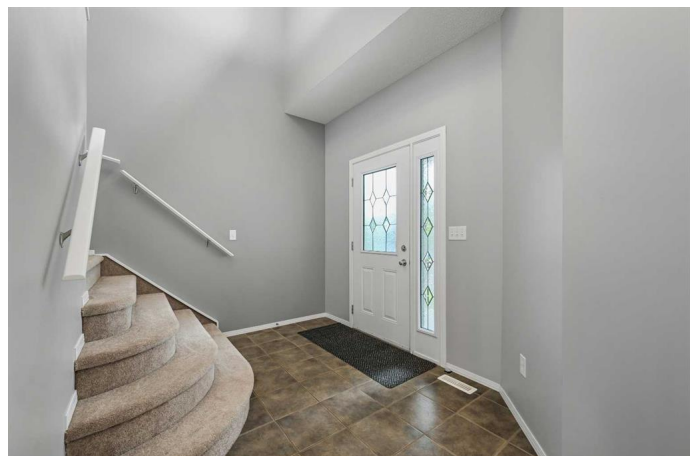
MLS® #A2238246

\$719,000

3 Bedroom, 3.00 Bathroom, 1,716 sqft
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

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 OPEN HOUSE TOUR for a better look! Quick Possession! THIS ONE WON'€™T LAST LONG!****Click on the media link and schedule your private showing today!

Built in 2006

Essential Information

MLS® #	A2238246
Price	\$719,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,716
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 Royal Birch Way Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5X8

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, ENERGY STAR Qualified Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplaces	None
Has Basement	Yes
Basement	None, Unfinished

Exterior

Exterior Features	Playground
Lot Description	Back Yard, Rectangular Lot, Few Trees, Low Maintenance Landscape
Roof	Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	91
Zoning	R-CG

Listing Details

Listing Office	Skyrock
----------------	---------

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.