

# \$758,000 - 117 Royal Birch View Nw, Calgary

MLS® #A2242449

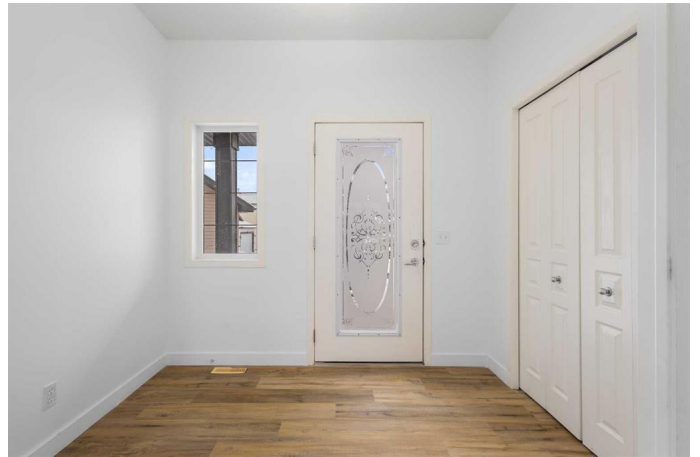
**\$758,000**

4 Bedroom, 4.00 Bathroom, 2,070 sqft

Residential on 0.13 Acres

Royal Oak, Calgary, Alberta

Location, Location, Location! This home is ideally situated at the end of a quiet cul-de-sac, offering both tranquility and convenience. Within walking distance, you'll find the William D. Pratt School, local playgrounds, and the Rocky Ridge YMCA. Commuting is a breeze with quick access to the Rocky Ridge LRT station, Stoney Trail, and Crowchild Trail. Step into this stunning residence nestled in the highly sought-after community of Royal Oak. Boasting 4 spacious bedrooms, 3 full bathrooms, and 1 half bathroom, this home offers a generous 2,800 square feet of total living space, with 2,070 square feet above ground. As you enter, you'll be greeted by an abundance of natural light streaming through the oversized windows, many updates like the brand-new roofing Asphalt Shingle 2025, the brand-new vinyl plank flooring 2025, and fresh paint that adorn the entire above-ground level. The open-concept layout and thoughtful design make excellent use of the space, creating a warm and inviting atmosphere. Upstairs, you'll discover a spacious bonus room, complete with elegant wainscoting and large windows that offer beautiful views. Three generously sized bedrooms provide ample space for family or guests, ensuring comfort and privacy for everyone. The fully finished basement is an entertainer's dream, featuring a wet bar with countertop, a large recreation area, a fourth bedroom with storage space/closet, and



a full bathroom. Combining modern updates, a functional layout, and an unbeatable location, this home is the perfect place to start your next chapter in Royal Oak. Donâ€™t miss the opportunity to make this beautiful house your forever home!

Built in 2002

### Essential Information

MLS® #	A2242449
Price	\$758,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,070
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	117 Royal Birch View Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5J9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Pantry, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Other, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	5
Zoning	RCG

## Listing Details

Listing Office	TREC The Real Estate Company
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