

# \$569,900 - 23 Royal Birch Road Nw, Calgary

MLS® #A2251550

**\$569,900**

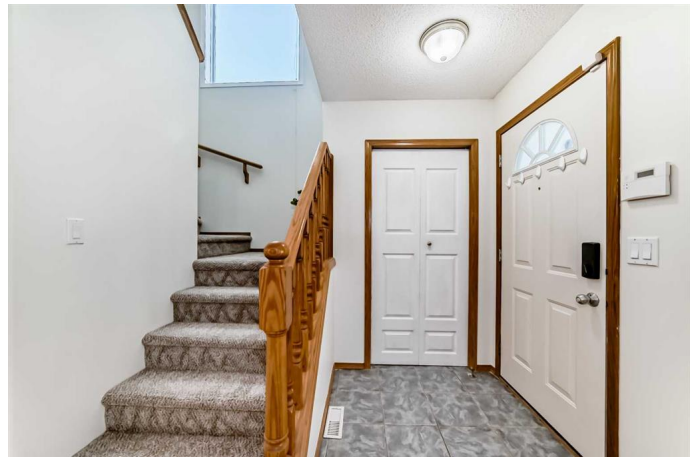
3 Bedroom, 3.00 Bathroom, 1,121 sqft

Residential on 0.07 Acres

Royal Oak, Calgary, Alberta

Sunny 3-Bedroom Home in Royal Oak â€“ Prime Location & Modern Upgrades. Spacious 2-Story Living with Fully Finished Basement. This charming 3-bed, 2.5-bath home combines comfort and convenience with modern upgrades, including newer carpets on the upper level and sleek vinyl flooring on the main level and all wall Fresh Paint. Newer Dishwasher, and Hood Fan. The fully finished basement adds extra living or kids playing space, while the sunny south-facing backyard is perfect for garden, outdoor relaxation or family gatherings. Detached double garage with 220 Voltage EV Charger was built a year ago. Ideal Location â€“ Everything Within Reach. Family-Friendly & Decent Neighborhood: Just steps from Tara Field Park, a short walk to Royal Oak Elementary School and William D. Pratt (Grades 4-9). Easy Access: Quick connections via Country Hills, with Royal Oak Centreâ€™s amenitiesâ€“Banks, Sobeyâ€™s, Walmart, Restaurants, and shopsâ€“just minutes away. Commuter Convenience: Close to the Tuscany LRT station, the newer fantastic YMCA gym will caters to all your family members, and Crowfoot Crossing, making this one of the most sought-after communities in the NW. This is the desirable home for a growing family. It's ready for you to move in. Donâ€™t Miss Out â€“ Schedule a View Tour Today!

Built in 2001



## Essential Information

MLS® #	A2251550
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,121
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	23 Royal Birch Road Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5K4

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Entrance  
Lot Description        Back Yard, Landscaped, Lawn, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Concrete, Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              August 27th, 2025  
Zoning                    R-CG

**Listing Details**

Listing Office            First Place Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.