$929,900 - 13 Royal Birch Park Nw, Calgary

MLS® #A2256966

$929,900
3 Bedroom, 4.00 Bathroom, 1,989 sqft
Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

OPEN HOUSE SATURDAY 1-4PM
Welcome to this stunning, fully renovated two-story gem nestled in the highly sought-after community of Royal Oak. Situated on a quiet, family friendly street, this immaculate home offers a perfect blend of luxury, comfort, and functionalityâ€”ideal for modern families seeking space, style, and serenity. Boasting over 2,700 sq.ft. of beautifully finished living space, this home features 3 spacious bedrooms upstairs, a versatile bonus room, and a fully finished basement that includes a 4th bedroom, bathroom, and a large recreation area perfect for guests, a home office, or a teen retreat. From the moment you step inside, youâ€™ll be captivated by the thoughtful craftsmanship, designer finishes, modern colour palette and the luxury finishes throughout. The open-concept main floor showcases wide-plank hardwood flooring, elegant lighting fixtures, and large windows that flood the space with natural light. The gourmet kitchen is a true showstopper, complete with custom cabinetry, quartz countertops, a center island with seating, and premium stainless steel appliancesâ€”designed for both entertaining and everyday living. The generous living room is big, bright and yet provides a feeling of intimacy with a beautiful fireplace and comfortable space. Donâ€™t miss the trendy front office and unique passage way connecting one part of the house to the other. Upstairs, you'll find a generous primary suite

with a walk-in closet and a spa-like ensuite all over looking a private feeling green space. Two additional bedrooms, a full bathroom, and a bright, airy bonus room offer plenty of space for a growing family. A perfectly placed upper floor laundry finishes off this exceptional 2nd floor living space. The fully developed basement provides even more room to live and play, with a spacious rec room, 4th bedroom, a bath, and ample storage space. One of the standout features of this property is its prime location backing onto green space and a tranquil bike path, offering privacy and picturesque views right from your own backyard. The 2 tier decks are perfect whether youâ€™re hosting a summer BBQ, watching the kids play, or enjoying a peaceful morning coffee, this outdoor setting is simply unbeatable. Just minutes from top-rated schools, shopping, dining, transit, and the incredible Royal Oak natural ravine pathways, this home truly has it all. Don't miss your chance to own this move-in-ready masterpiece in one of desirable NW neighborhoods!

Built in 2010

Essential Information

MLS® #	A2256966
Price	$929,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,989
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	13 Royal Birch Park Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0B8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

Listing Details

Listing Office RE/MAX First

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