

\$786,000 - 22 Royal Birch Way Nw, Calgary

MLS® #A2268076

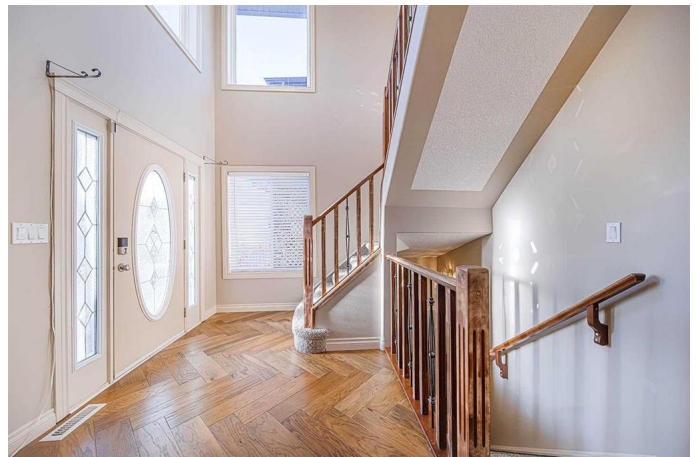
\$786,000

4 Bedroom, 4.00 Bathroom, 2,017 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Location, Location, Location. Welcome to this Fantastic Family Friendly home which has over 2841 square feet of Developed living space! This 4 Bedroom 3 and half Bathroom Home is the perfect home you have been searching for! The Main Floor has an Open to above entry, Open concept design, Spacious Kitchen, Living Room and dining space that looks out onto the yard where kids and pets are right at home with both green space and custom color and stamped 400 square feet concrete patio with rounded edges and exposed aggregate. It also has Stunning Herring bone Engineered Hardwood which gives this home a Luxurious feel. The Upper floor has 3 Bedrooms and 2 Full bathrooms This home also has a Developed Basement with Another Bedroom and Bathroom as well as another Family Room which is great for hosting guests. This home comes with Air-Conditioning and Humidifier and Large Hexagonal greenhouse Walking distance one minute to Royal Oak School (K-4) and walk 5 minutes to William D. Pratt School (5-9) and Tennis court, easy access to Hwy 1A, Stoney Trail, and public transit, this home combines convenience with a family friendly atmosphere. This beautifully updated a vinyl floor on basement and second floor (2025) New Samsung washer /New Samsung Dryer /New Bosch dishwasher on 2025 . The garage has been customized with extra storage space to hold more boxes and items. ****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® #	A2268076
Price	\$786,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,017
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	22 Royal Birch Way Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5X8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Electric Oven,

ENERGY STAR Qualified Dishwasher, Garage Control(s), Microwave, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Washer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	8
Zoning	R-C1

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.