# \$799,000 - 117 Royal Birch View Nw, Calgary

MLS® #A2192848

#### \$799,000

4 Bedroom, 4.00 Bathroom, 2,070 sqft Residential on 0.13 Acres

Royal Oak, Calgary, Alberta

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'II 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 band-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'II 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. Don't miss the opportunity to make this beautiful house your forever home!

#### Built in 2002

#### **Essential Information**

MLS® # A2192848 Price \$799,000

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)

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 Other, Private Yard, Lighting

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 February 6th, 2025

Days on Market 72

Zoning RCG

### **Listing Details**

Listing Office TREC The Real Estate Company

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