

# \$749,000 - 18 Royal Birch Way Nw, Calgary

MLS® #A2238246

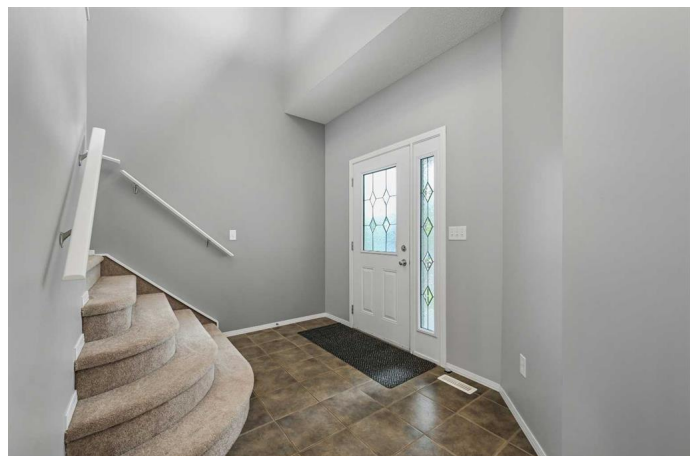
**\$749,000**

3 Bedroom, 3.00 Bathroom, 1,716 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Welcome to this inviting two-storey family home in the heart of Royal Oak, one of Northwest Calgary's most sought-after communities. This property offers 3 bedrooms, 2.5 bathrooms with a double attached garage and is the perfect opportunity for first time buyers to get into this desirable community. The main floor features 9-foot ceilings, a spacious foyer, a bright open layout, and a cozy living area. The kitchen includes a centre island and opens to a deck—perfect for entertaining. Upstairs are two generous secondary bedrooms and a large primary suite with a walk-in closet and south facing window. The unfinished basement offers great potential for future development. Outside enjoy the deck and landscaped backyard. Walking distance one minute to Royal Oak School (K-4) and walk 5 minutes to William D. Pratt School (5-9) and Tennis court Basketball court, trails Shane Homes YMCA (Second largest YMCA in the world), and amenities like Starbucks, Walmart, Sobeys, RBC/TD/BMO banks, easy access to Hwy 1A, Stoney Trail, and public transit, this home combines convenience with a family friendly atmosphere. This beautifully updated a generous kitchen equipped with striking quartz counters and backsplash, new plumbing fixtures, new cabinetry. A spacious living, dining room, a walk-through pantry & laundry room. Continue upstairs where you'll find an intimate master's retreat which provides ample space for a king-size bed set. You'll continue to be impressed



by the expansive bonus room. Other highlights include a beautifully landscaped backyard with while the 3 new sheds provide ample storage space for your garden tools and other outdoor equipment and mature privacy trees. The house is including A/C, a garage heater. New refrigerator/New kitchen fan/New electric stove. The living room and second floor have been upgraded to Vinyl Floor . **\*\*BE SURE TO CHECK OUT THE 3D VIRTUAL OPEN HOUSE TOUR for a better look! Quick Possession! THIS ONE WONÂ€™T LAST LONG!\*\***Click on the media link and schedule your private showing today!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238246    |
| Price          | \$749,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,716       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 18 Royal Birch Way Nw |
| Subdivision | Royal Oak             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G 5X8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Vinyl Windows                                                              |
| Appliances        | Dishwasher, Electric Stove, ENERGY STAR Qualified Refrigerator, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | Central Air                                                                                |
| Fireplaces        | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | None, Unfinished                                                                           |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Playground                                                       |
| Lot Description   | Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Shingle                                                          |
| Construction      | Vinyl Siding                                                     |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 33             |
| Zoning         | R-CG           |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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