\$650,000 - 90 Royal Birch Gardens Nw, Calgary

MLS® #A2218897

\$650,000

3 Bedroom, 3.00 Bathroom, 1,380 sqft Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

Open House Saturday May 24 1pm-4pm & Sunday May 25 12pm-3pm Welcome to this beautifully updated two-story detached home, nestled on a quiet street in the interior of the desirable Royal Oak community. This home features a front-attached garage and a striking vaulted ceiling in the living room, creating a bright and airy space. The main floor offers brand-new flooring and a modern kitchen with stainless steel appliances, perfect for family living and entertaining.

Upstairs, you'll find a large primary bedroom with its own private ensuite, along with two additional bedrooms and a full bathroomâ€"ideal for growing families. The entire upper level has been freshly painted and fitted with new carpet for a clean, modern feel.

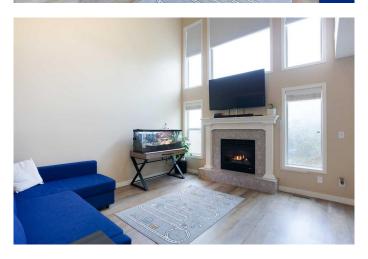
The fully finished basement extends the living space with a spacious recreation room and a built-in Murphy bed, offering great versatility for guests or a home office. Outside, enjoy a newly built deck, perfect for relaxing or hosting gatherings.

Located just minutes from the C-Train station and top-rated schools, this home blends comfort, convenience, and community.

Move-in ready with thoughtful upgrades throughoutâ€"this is the one you've been waiting for!







Essential Information

MLS®# A2218897 Price \$650,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,380 Acres 0.09 Year Built 2001

Type Residential Sub-Type Detached Style 2 Storey Status Active

Community Information

Address 90 Royal Birch Gardens Nw

Subdivision Royal Oak City Calgary County Calgary Province Alberta Postal Code T3G 5H9

Amenities

Parking Spaces 4

Parking **Double Garage Attached**

of Garages 2

Interior

Ceiling Fan(s), High Ceilings, Kitchen Island, See Remarks, Walk-In Interior Features

Closet(s)

Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, **Appliances**

Refrigerator, Washer, Window Coverings

Forced Air, Natural Gas Heating

Cooling None Fireplace Yes 1

of Fireplaces

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 22nd, 2025

Days on Market 3

Zoning R-CG

Listing Details

Listing Office Real Broker

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