

# \$748,800 - 41 Royal Birch Terrace Nw, Calgary

MLS® #A2201125

**\$748,800**

3 Bedroom, 4.00 Bathroom, 1,470 sqft  
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Open House April 5th , 2025 1 to 3 pm...

Welcome to your dream family home in the highly sought-after community of Royal Oak! Nestled on a quiet crescent, this beautifully maintained home backs directly onto a park and playground, offering a picturesque and private setting for your family to enjoy. It has 3 Bedrooms, 1 bonus room, 3.5 bathrooms, Step inside to discover an inviting open-concept main floor, featuring brand new vinyl plank floors and a well-appointed brand new kitchen . The bright dining nook overlooks the east-facing patio and deckâ€™perfect for sipping your morning coffee or unwinding with evening meals. The chain-link fenced yard provides unobstructed views of the lush green space, making it an ideal retreat for relaxation and outdoor activities.

Upstairs, youâ€™ll find three generously sized bedrooms, including a stunning primary bedroom with vaulted ceilings, a walk-in closet, and a private 4-piece ensuite. A versatile loft/bonus room adds extra flexibilityâ€™perfect for a home office or additional living space, Tv room or Kids play room.

The finished basement expands your living area with a spacious rec room and a 3-piece bathroom, 2 big windows and a Bar catering to all your familyâ€™s needs.

This prime location is within walking distance to playgrounds and schools, and just minutes



from the Royal Oak Shopping Centre, the YMCA, Tuscany LRT, Crowchild Trail, and Stoney Trail offering unparalleled convenience for commuting and daily essentials. \*\*\*New Fence, New RPR, new kitchen, rubber in garage floor, new blind, new paint, new floor, new lighting.\*\*\*

Don't miss out on this incredible opportunity! Book your private showing today to experience this remarkable home firsthand!

Built in 2004

### Essential Information

MLS® #	A2201125
Price	\$748,800
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,470
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	41 Royal Birch Terrace Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5N7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Secured, Garage Faces Front, See Remarks

# of Garages 2

## Interior

Interior Features Closet Organizers, Granite Countertops, No Smoking Home, Open Floor Plan

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Gas Log

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Entrance, Playground

Lot Description Landscaped, Lawn, No Neighbors, Views, On Golf Course

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 17th, 2025

Days on Market 18

Zoning R-CG

## Listing Details

Listing Office CIR Realty

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