

\$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 bathroom—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 throughout—this is the one you've been waiting for!



Built in 2001

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

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, See Remarks, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|----------------|
| 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 | 15 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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