

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

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MLS® #A2201125

**\$748,800**

3 Bedroom, 4.00 Bathroom, 1,470 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

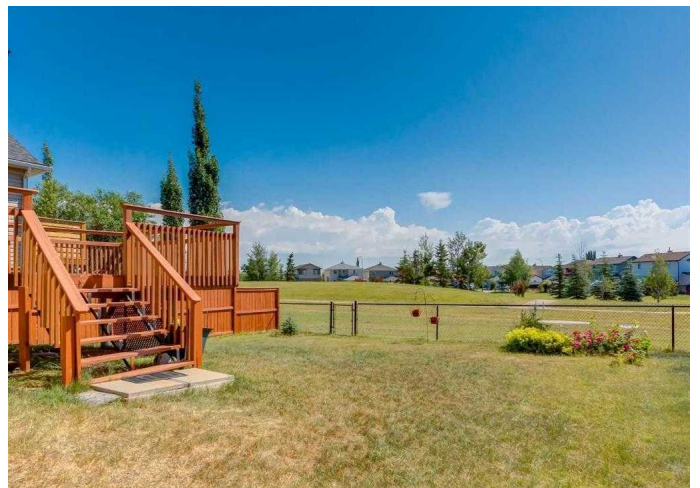
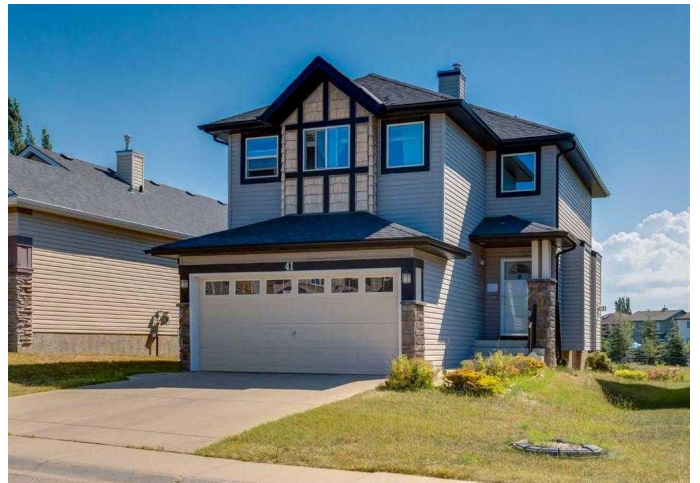
Open House April 6th , 2025 1 to 3 pm...

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 deck—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, you™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 flexibility—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 family™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 Front, Garage Faces Rear, See Remarks, Secured |

# of Garages 2

## Interior

Interior Features Bookcases, Closet Organizer, No Smoking Home, No Pets Allowed, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Oven, Stove

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Gas Log

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Playground, Private Entrance, Fenced Yard

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 35

Zoning R-CG

## Listing Details

Listing Office CIR Realty

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