

# \$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 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 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 Front, Garage Faces Rear, Secured, See Remarks |

# of Garages 2

### Interior

Interior Features Bar, Bidet, Bookcases, Closets, Ceilings, No Animal Home, No

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

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

Lot Description Landscaped, Lawn, No Neighbors, Rectangular Lot, Views

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed March 17th, 2025

Days on Market 27

Zoning R-CG

### Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

