

# \$669,000 - 123 Royal Birch Manor Nw, Calgary

MLS® #A2245956

**\$669,000**

5 Bedroom, 3.00 Bathroom, 1,176 sqft  
Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

\*\*\*Open house, 1-4pm Sunday, Aug 10\*\*\*

Discover this stunning bi-level home boasting over 2000 SF of fully finished living space, nestled in a quiet cul-de-sac in the highly desirable Royal Oak neighborhood. Perfect for any family, this property backs onto serene greenspace and pathways.

Step through the front door into a welcoming foyer that offers direct access to the garage for everyday convenience. Ascend the staircase to the main level, where the layout unfolds with a graceful sense of space. To the left, the bright living room flows seamlessly into the dining area, creating an inviting setting for gatherings. Beyond this, the well-appointed kitchen features a generous island and a spacious breakfast nook, perfect for casual meals. From here, a door opens to a sunlit deck overlooking the southwest facing backyard.

On the right side of the main floor, youâ€™ll find two comfortable bedrooms sharing a stylish 4-piece bathroom, along with a serene primary suite boasting its own 4-piece ensuite and a walk-in closet.

The finished basement offers a versatile family room, two additional bedrooms, another full bathroom, and a dedicated laundry area.

Outside, the picturesque backyard backs onto green space and a peaceful walking path, offering both privacy and a connection to nature.

This move-in-ready home is a true delight to



show. Your family will enjoy its splendor for years to come. Don't miss out on this exceptional opportunity!

Built in 2002

### **Essential Information**

MLS® #	A2245956
Price	\$669,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,176
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	123 Royal Birch Manor Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5J9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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