

\$619,900 - 20 Royal Birch Park Nw, Calgary

MLS® #A2246351

\$619,900

3 Bedroom, 3.00 Bathroom, 1,385 sqft
Residential on 0.08 Acres

Royal Oak, Calgary, Alberta

****OPEN HOUSE SAT AUG 9TH, 1PM-3PM****

PRIME LOCATION, close to parks/pathways and schools! DON'T MISS OUT on your chance to own this stunning home with a bright WEST BACKYARD, a large HEATED DREAM GARAGE (26ft x 24ft), and loads of upgrades throughout! Highlights of this modern and well maintained home include a CHEF'S kitchen with QUARTZ counters | shaker cabinets to ceiling | large island, 9ft ceiling, custom stone patio & steps, covered front porch, custom blinds, MOUNTAIN VIEWS from the bedrooms, upgraded quartz counters in bathrooms, cork floor on main, lush landscaping all around, and more! The rare garage setup has a vaulted ceilings with a lift (negotiable), skylights, loads of extra space, 2 oversized 9ft x 8ft doors, and a heater. Walk into the bright an open main level where you will discover large living and dining spaces, perfect for entertaining, a fireplace for the winters, and access to the PRIVATE BACKYARD for your summer retreat. Upstairs you will find the large primary bedroom with an ENSUITE BATH & walk-in closet, 2 more good sized bedrooms, and another full bathroom. This amazing location is only steps away from the parks/pathways/ponds all around, and only minutes from the shopping plazas, schools, YMCA facility, restaurants, and local amenities! Extras Include: Vacuflo Rough-In, New Smoke Detectors.

Built in 2008



Essential Information

MLS® #	A2246351
Price	\$619,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,385
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	20 Royal Birch Park Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0B8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Full, Unfinished
----------	------------------

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape
Roof	Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.