

# \$699,900 - 160 Royal Birch Circle Nw, Calgary

MLS® #A2247333

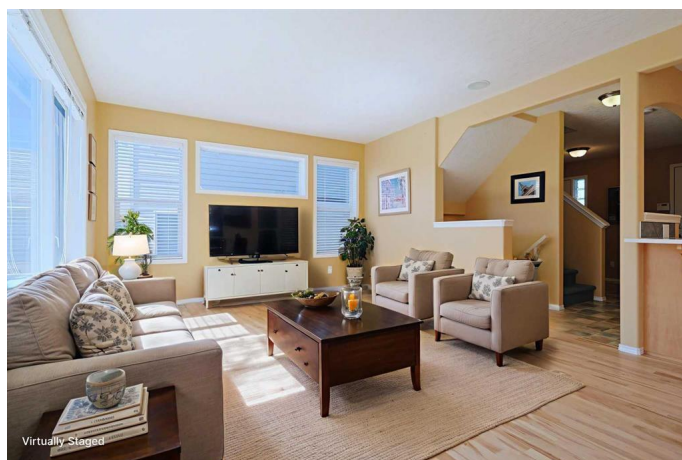
**\$699,900**

3 Bedroom, 4.00 Bathroom, 1,383 sqft

Residential on 0.08 Acres

Royal Oak, Calgary, Alberta

Walking distance to schools, neighbourhood parks & winding ravines is this beautifully updated home in the popular family community of Royal Oak. Built by Morrison Homes, this sun-drenched two storey enjoys a total of 3 bedrooms & 3.5 bathrooms, cool relaxing central air, maple kitchen with quartz counters & park-like South backyard with mature trees & extensive gardens. Available for quick possession, this fully finished home has a wonderful open floorplan featuring warm & airy living room with refinished hardwood floors, bright dining room with new door (2021) to the huge South-facing deck & stylish kitchen with undercabinet lighting & walk-in pantry, new quartz counters & sink (2023), Bosch dishwasher & white appliances. Upstairs there are 3 fantastic bedrooms & 2 full baths; the primary bedroom has a great-sized walk-in closet with organizers & renovated ensuite with heated floors, glass block window & shower. The walkout level â€” with laminate floors, is finished with a smashing rec room with large closet & full bathroom with tile floors. The backyard is your own private park complete with covered exposed concrete patio, shrubs, hardy perennials & fruit/vegetable gardens featuring Saskatoon berries, rhubarb & haskap berries. Additional extras include the main floor laundry with Kenmore washer & dryer, lowE windows with solar film, knockdown ceilings & bullnose corners, built-in ceiling speakers on all 3 levels, partial mountain views to the South,



updated faucets & 2 car garage with water tap & floor drain. New furnace (2023) & hot water tank (2021). Both the Royal Oak (K-4) & William D. Pratt (5-9) schools are just minutes from your front door. With its prime location close to the Royal Oak Shopping Centre & Shane Homes YMCA, & easy access to Crowchild/Stoney Trails & Tuscany LRT, everything youâ€™ve been searching for in your new home is right here ready & waiting for you!

Built in 2002

**Essential Information**

MLS® #	A2247333
Price	\$699,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,383
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	160 Royal Birch Circle Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5L4

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Garden, Private Yard

Lot Description Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed August 15th, 2025

Days on Market 1

Zoning R-CG

### Listing Details

Listing Office Royal LePage Benchmark

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