

# \$699,900 - 32 Royal Birch Park Nw, Calgary

MLS® #A2270341

**\$699,900**

3 Bedroom, 4.00 Bathroom, 1,653 sqft

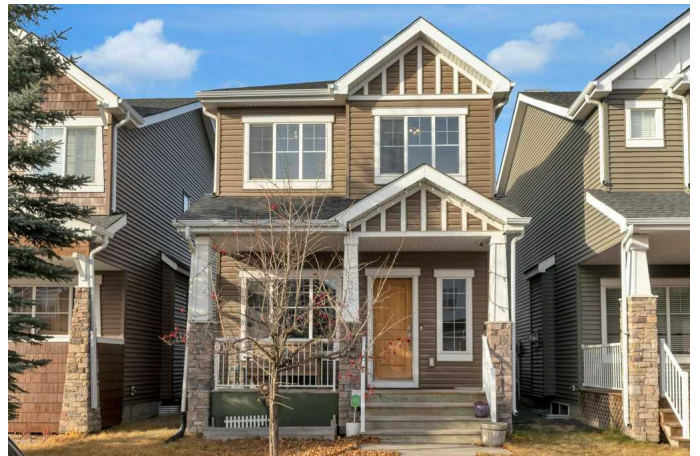
Residential on 0.07 Acres

Royal Oak, Calgary, Alberta

This 3 bedroom Character Home with a welcoming PORCH is READY for you to call HOME. The "Advantage 2" floor plan built by Birch Wood Properties, is a sprawling 2402 square feet on 3 levels!

This home features 9-foot ceilings, and a consistent comfortable air temperature courtesy of AIR CONDITIONING for hot days or a HIGH EFFICIENCY FURNACE for the cold ones. This floor plan's features just make sense. The Main-floor, the den is found by the front door, a spacious great room, and a bright dining area. The kitchen is the true heart of the home, featuring a massive 15-foot layout, a walk-in pantry, and upgraded appliances that are ready for your culinary masterpieces. A 2-piece powder room is discreetly located in the back mud room. And because "move-in ready" should mean ready, the entire home features upgraded lighting throughout. No dark corners or sad, single-bulb rooms here. It's all framed by rich, natural wood window coverings that add a touch of class and, more importantly, privacy when you need it.

The Upper Floor: This is where the "Advantage" floor plan really kicks in. The primary suite is a true owner's retreat, boasting a 14'x11' bedroom plus a 9'x5' sitting area, a full ensuite, and a walk-in closet. The UPSTAIRS LAUNDRY (with upgraded washer/dryer) is right where the clothes live. No need to haul baskets up and down three flights of stairs. Two other



generous bedrooms, and a 4-pc bathroom complete this perfect family level.

The basement is fully developed with another (750 sq. ft.) of living space, featuring a massive family room for movie nights, an area for hobbies or crafts, a 2 pc powder room and ample storage for all the things you promise youâ€™ll use one day.

Step out back into your new happy place, this is a fully landscaped, MAINTENANCE-FREE Outdoor â€œOasisâ€• Featuring a stamped concrete patio, and two edible gardens ready for your inner chef. To top it all off, you also have a DOUBLE DETACHED garage to keep your vehicles cozy all winter.

This is the one youâ€™ve been waiting for. Itâ€™s the perfect blend of a classic â€œCharacter Homeâ€• with modern upgrades you want; in a community youâ€™ll love.

Donâ€™t miss this one! Call your favourite REALTOR® to book a private showing

Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2270341    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,653       |
| Acres          | 0.07        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 32 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 |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | ENERGY STAR Qualified Equipment                                                                      |
| Cooling           | Central Air                                                                                          |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full                                                                                                 |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Private Yard        |
| Lot Description   | Back Lane, City Lot |
| Roof              | Asphalt             |
| Construction      | Concrete            |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 4                   |
| Zoning         | DC (pre 1P2007)     |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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