

# \$748,800 - 41 Royal Birch Terrace Nw, Calgary

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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 Trailâ€”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.\*\*\*

Donâ€™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, See Remarks, Secured |

# of Garages 2

## Interior

Interior Features Bookcases, Closet Organizer, Pet Animal Home, No Smoking Home

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

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, Views, On Golf Course

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 17th, 2025

Days on Market 51

Zoning R-CG

## Listing Details

Listing Office CIR Realty

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