

# \$899,900 - 54 Royal Birch Landing Nw, Calgary

MLS® #A2230369

**\$899,900**

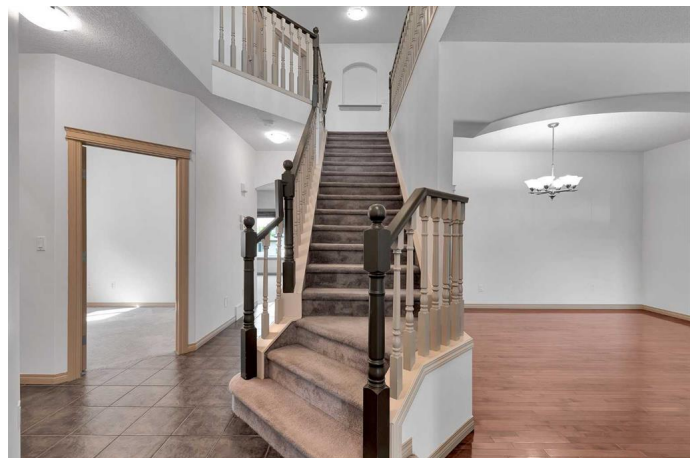
4 Bedroom, 3.00 Bathroom, 2,531 sqft

Residential on 0.22 Acres

Royal Oak, Calgary, Alberta

**\*\*OPEN HOUSE SUN JUNE 22 1pm to 3pm\*\*** Discover this large family home with 4 bedrooms and a bonus room on the second floor. Located on a quiet cul-de-sac in Royal Oak's while boasting one of the largest pie-shaped lots in the neighborhood. Step inside to find gleaming hardwood floors leading to a bright living room, a formal dining space, a private main floor den/office, and a comfortable family room with a mantel fireplace. The kitchen is a true highlight, designed for both beauty and function with granite countertops, a tiered island, a spacious pantry, and sleek, brand-new stainless steel appliances (dishwasher, fridge, and oven). It seamlessly connects to a large dining area and patio, making it easy to enjoy indoor-outdoor living. Upstairs, you'll find four good-sized bedrooms plus a versatile bonus room, ideal for family fun or a kids' retreat. The generous primary bedroom features a walk-in closet and a private ensuite, complete with dual sinks, a jetted tub, and a separate shower. The walkout basement has high ceilings and lots of light. It is full of possibilities, opening right up to the vast backyardâ€”a blank canvas for your future development and ultimate outdoor oasis. Royal oak is close to shopping, both private and public schools, shopping and restaurants. Check out the virtual tour or book your private showing today!

Built in 2006



## Essential Information

MLS® #	A2230369
Price	\$899,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,531
Acres	0.22
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	54 Royal Birch Landing Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5R3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

**Exterior**

Exterior Features	Other
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	19
Zoning	R-CG

**Listing Details**

Listing Office	2% Realty
----------------	-----------

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.