

# \$949,900 - 54 Royal Birch Landing Nw, Calgary

MLS® #A2209427

**\$949,900**

4 Bedroom, 3.00 Bathroom, 2,501 sqft

Residential on 0.22 Acres

Royal Oak, Calgary, Alberta

**\* OPEN HOUSE SUNDAY MAY 4, 1-4PM \***

**SEE VIDEO\*** Perfectly located on a quiet cul-de-sac in the highly sought after community of Royal Oak, this spacious family home sits on one of the largest pie-shaped lots in the neighbourhoodâ€”offering plenty of room to rest, relax, and entertain! Step inside to find beautiful hardwood flooring with a bright front living room, a formal dining area, a separate den, and a cozy family room with a mantel fireplace. The kitchen is designed for both function and style, featuring granite countertops, a tiered island with a breakfast bar, large pantry, and sleek appliances complete with a brand new dishwasher, fridge and oven - all connected to a generous dining area and large patio for a seamless blend of indoor-outdoor living. Upstairs, you will find four comfortable bedrooms and a cozy bonus room, perfect for family movie nights or a kidsâ€™™ hangout. The large primary bedroom includes a walk-in closet and a private ensuite with dual sinks, a jetted tub, and a separate shower. The walkout basement is full of potential and opens directly to the vast backyardâ€”ideal for future development and creating your dream outdoor space. Tucked away in a peaceful location, yet just minutes from transit, schools, parks, shopping, and restaurants, this home truly has it all! Donâ€™™t wait, book your showing today!

Built in 2006



## Essential Information

MLS® #	A2209427
Price	\$949,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,501
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, Front Drive
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Jetted Tub, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Full, Unfinished, Walk-Out
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## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Cul-De-Sac, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	22
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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