

\$839,900 - 5 Royal Birch Heights Nw, Calgary

MLS® #A2214327

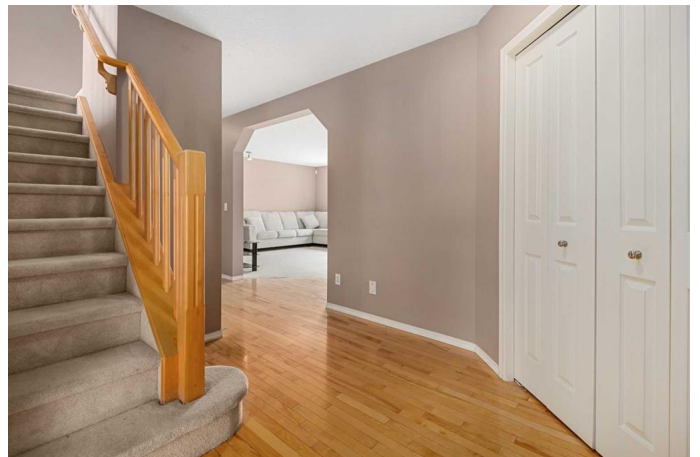
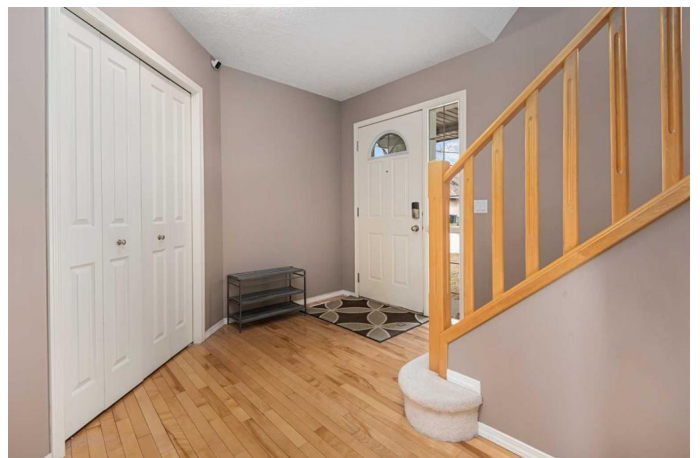
\$839,900

4 Bedroom, 4.00 Bathroom, 1,836 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

*****Open house: April 26th Saturday from 2-4 PM**** Backing onto peaceful green space on a quiet street in Royal Oak, this immaculate 4-bedroom, 3.5-bath with walkout basement home offers over 2600 sqft of beautifully finished living space, including a fully developed walkout basement. Step inside to discover a stunning kitchen featuring granite countertops, rich hardwood flooring, premium cabinetry with ample storage, a large island with eating bar, stainless steel appliances. The bright, SW-facing living room is bathed in natural light, creating a warm and welcoming atmosphere. Upstairs, the HUGE and sun-filled primary bedroom offers a true retreat, complete with an ensuite featuring a soaker tub, separate shower, and a spacious walk-in closet. Two additional large sized bedrooms, a full bath, and a generous bonus room with vaulted ceiling complete the upper floor. The fully finished walkout basement boasts in-floor heating for maximum comfort, a bright rec room with an electric fireplace, a fourth bedroom, and a 3-piece bathroom. Step outside to a maintenance free deck and enjoy tranquil views of the green space beyond. Recent upgrades include a Lennox furnace(2021), hot water tank(2022), washer & dryer(2021). Additional features include water softener, central vacuum and ample storage throughout. All of this in a fantastic location, within walking distance to schools, and just minutes from parks, shopping, transit, and all the amenities you could need. This is a home



you donâ€™t want to missâ€™ book your showing today!

Built in 2003

Essential Information

MLS® #	A2214327
Price	\$839,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,836
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5 Royal Birch Heights Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5R1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

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.