

# \$749,000 - 18 Royal Birch Way Nw, Calgary

MLS® #A2238246

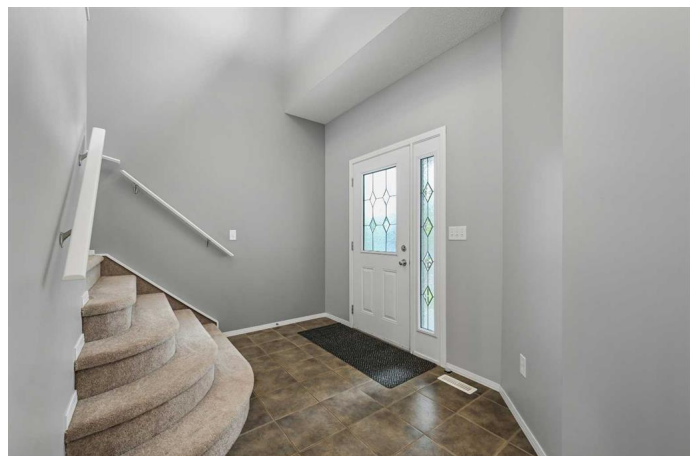
**\$749,000**

3 Bedroom, 3.00 Bathroom, 1,716 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Welcome to this inviting two-storey family home in the heart of Royal Oak, one of Northwest Calgary's most sought-after communities. This property offers 3 bedrooms, 2.5 bathrooms with a double attached garage and is the perfect opportunity for first time buyers to get into this desirable community. The main floor features 9-foot ceilings, a spacious foyer, a bright open layout, and a cozy living area. The kitchen includes a centre island and opens to a deck—perfect for entertaining. Upstairs are two generous secondary bedrooms and a large primary suite with a walk-in closet and south facing window. The unfinished basement offers great potential for future development. Outside enjoy the deck and landscaped backyard. Walking distance one minute to Royal Oak School (K-4) and walk 5 minutes to William D. Pratt School (5-9) and Tennis court Basketball court, trails Shane Homes YMCA (Second largest YMCA in the world), and amenities like Starbucks, Walmart, Sobeys, RBC/TD/BMO banks, easy access to Hwy 1A, Stoney Trail, and public transit, this home combines convenience with a family friendly atmosphere. This beautifully updated a generous kitchen equipped with striking quartz counters and backsplash, new plumbing fixtures, new cabinetry. A spacious living, dining room, a walk-through pantry & laundry room. Continue upstairs where you'll find an intimate master's retreat which provides ample space for a king-size bed set. You'll continue to be impressed



by the expansive bonus room. Other highlights include a beautifully landscaped backyard with while the 3 new sheds provide ample storage space for your garden tools and other outdoor equipment and mature privacy trees. The house is including A/C, a garage heater. New refrigerator/New kitchen fan/New electric stove. The living room and second floor have been upgraded to Vinyl Floor . **\*\*BE SURE TO CHECK OUT THE 3D VIRTUAL OPEN HOUSE TOUR for a better look! Quick Possession! THIS ONE WONâ€™T LAST LONG!\*\***Click on the media link and schedule your private showing today!

Built in 2006

### Essential Information

MLS® #	A2238246
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,716
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	18 Royal Birch Way Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5X8

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Electric Stove, ENERGY STAR Qualified Refrigerator, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplaces	None
Has Basement	Yes
Basement	None, Unfinished

## Exterior

Exterior Features	Playground
Lot Description	Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot
Roof	Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	49
Zoning	R-CG

## Listing Details

Listing Office	Skyrock
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