

\$899,999 - 226 Royal Birch View Nw, Calgary

MLS® #A2242731

\$899,999

3 Bedroom, 3.00 Bathroom, 1,635 sqft

Residential on 0.16 Acres

Royal Oak, Calgary, Alberta

Welcome to this stunning home nestled in a tranquil cul-de-sac, backing onto a lush green space, offering unmatched privacy and serenity. Situated on a spacious lot of over 7,100 sqft, this residence seamlessly combines comfort with elegance, flooded with abundant natural light throughout. The inviting entryway features a beautiful arched front door with decorative stained glass windows, leading into a welcoming space with a transition from a tiled foyer to warm, honey-tone hardwood flooring that enhances the home's natural lighting.

The interior boasts a modern open-concept living area centered around a stunning fireplace set against a stylish stone accent wall—ideal for cozy gatherings. Decorative recessed lighting in the ceiling and elegant wall sconces along the side walls provide warm ambient illumination, creating a cozy and inviting atmosphere. Large windows throughout flood the space with sunlight and showcase scenic views of the surrounding greenery. The sleek kitchen is a chef's dream, featuring a gas stove with two ovens, rich, dark wood cabinetry, black granite countertops, and stainless steel appliances, including a side-by-side refrigerator—perfect for cooking and entertaining.

Designed for year-round comfort, the home features in-floor heating. The walkout basement offers two spacious bedrooms, each



bright and large with ample closet space, and large windows that flood the space with natural light, along with a decorative fireplace that adds warmth and charm. The main floor features a generous master bedroom designed as a peaceful retreat. An elegant curved staircase with a polished wooden handrail and decorative metal balusters adds a sophisticated touch and connects the lower level to the upper.

Additional large windows throughout the home fill the space with natural sunlight, creating a lively, cheerful ambiance. This property offers an ideal blend of spaciousness, natural beauty, and stylish finishes—making it perfect for families, downsizers, or investors seeking a move-in-ready home in a peaceful, green setting.

Built in 2004

Essential Information

MLS® #	A2242731
Price	\$899,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	226 Royal Birch View Nw
Subdivision	Royal Oak

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5J8

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Smoking Home, High Ceilings, No Animal Home, Open Floorplan, Pantry
Appliances	Dishwasher, Refrigerator, Oven-Built-In, Gas Stove, Washer/Dryer
Heating	Forced Air, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Basement, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Front Yard, Landscaped, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2025
Days on Market	107
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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