



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**23 Royal Birch Road NW**  
**Calgary, Alberta**

**MLS # A2251550**



**\$569,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,121 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** None

Sunny 3-Bedroom Home in Royal Oak & Prime Location & Modern Upgrades. Spacious 2-Story Living with Fully Finished Basement. This charming 3-bed, 2.5-bath home combines comfort and convenience with modern upgrades, including newer carpets on the upper level and sleek vinyl flooring on the main level and all wall Fresh Paint. Newer Dishwasher, and Hood Fan. The fully finished basement adds extra living or kids playing space, while the sunny south-facing backyard is perfect for garden, outdoor relaxation or family gatherings. Detached double garage with 220 Voltage EV Charger was built a year ago. Ideal Location & Everything Within Reach. Family-Friendly & Decent Neighborhood: Just steps from Tara Field Park, a short walk to Royal Oak Elementary School and William D. Pratt (Grades 4-9). Easy Access: Quick connections via Country Hills, with Royal Oak Centre's amenities&mdash;Banks, Sobeys's, Walmart, Restaurants, and shops&mdash;just minutes away. Commuter Convenience: Close to the Tuscany LRT station, the newer fantastic YMCA gym will caters to all your family members, and Crowfoot Crossing, making this one of the most sought-after communities in the NW. This is the desirable home for a growing family. It's ready for you to move in. Don't Miss Out & Schedule a View Tour Today!