



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2255315**



**\$624,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,422 sq.ft.	<b>Age:</b>	2002 (23 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 Lane, Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** n/a

Nestled in the heart of Royal Oak, this beautiful home offers the perfect blend of location, value, size and upgrades. Steps away from parks, bike paths, shopping, schools, and transit, it's designed for both comfort and convenience. Inside, you'll be impressed with the fabulously upgraded kitchen featuring quartz countertops, undermount sink, corner pantry, and an abundance of cupboards and counter space. Stainless steel appliances include a five-burner gas range that makes cooking a joy. Gleaming tiled floors welcome you into the home and extend throughout the kitchen and dining areas. The spacious living room is anchored by a cozy gas fireplace. A front den provides the flexibility of a home office or formal dining space. Upstairs you'll find three generous bedrooms. The primary retreat boasts an upgraded 3-piece ensuite with quartz countertops, while the 2nd and 3rd bedrooms share a convenient Jack & Jill ensuite, also finished with quartz. The basement is unspoiled and ready for your creative touch—whether it's a family retreat, gym, or entertainment space. Additional highlights include a 220 amp panel (ideal for a future hot tub, EV charger, or garage heater) and an oversized double detached garage. The sunny south-facing backyard is a true gem—perfect for kids and pets, with plenty of room to play, plus a large deck for summer BBQs and family gatherings. Central Air Conditioning to keep you cool on those hot summer days. This Royal Oak home combines location, style, and functionality—don't miss the opportunity to make it yours!