



**GRASSROOTS**  
REALTY GROUP

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**61 Royal Birch Grove NW  
Calgary, Alberta**

**MLS # A2260784**



**\$789,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Basement stove, hood fan, Refrigerator

Welcome to this beautifully maintained WALK-OUT BUNGALOW nestled in the highly sought-after community of Royal Oak. Located on a quiet street and situated on a spacious pie-shaped lot, this home offers a perfect blend of comfort, functionality, and income potential. The main level features two bedrooms, a bonus room, two full bathrooms, and laundry. The primary suite has a walk-in closet, and a 3 piece ensuite. The kitchen, dining and living spaces are quite spacious, and have large windows which brings in a ton of natural light. Completing the main floor is a great balcony backing onto green space and a walking/bike path. Downstairs, you'll find a fully developed and LEGAL BASEMENT SUITE with a private entrance—perfect for extended family, adult children, or rental income. The suite includes a full kitchen, generous living spaces, an oversized bedroom, and 4-piece bath. Outside, enjoy the expansive pie-shaped backyard, offering endless potential for gardening, play, or future landscaping projects. This is a rare find in a family-friendly neighborhood. Book your showing today!