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## 61 Royal Birch Grove NW Calgary, Alberta

MLS # A2260784



\$769,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: 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!