



**6 Royal Birch Rise NW
Calgary, Alberta**

MLS # A2299513



\$649,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,770 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	NA		

Located on a quiet cul-de-sac in the desirable community of Royal Oak, this immaculate and well-maintained family home offers over 1,770 sq. ft. of living space. The main floor features warm hardwood flooring, a bright open-concept living and dining area and a functional kitchen with ample cabinetry and prep space. A mudroom, main floor laundry, powder room, and oversized double attached garage. Upstairs, you’ll find three spacious bedrooms plus a large bonus room with vaulted ceilings and a corner gas fireplace, offering the perfect space for relaxing or gathering as a family. Outside, the beautifully landscaped yard features an oversized Duradek, ideal for entertaining, unwinding, or giving the kids extra space to play. Recent updates provide added peace of mind, including the furnace and hot water tanks. The unfinished basement offers excellent potential for future development and awaits your personal vision. Ideally located close to transit, shopping, parks, and major roadways, this home offers exceptional everyday convenience. Bus stops are nearby, the Tuscan LRT is within reach, and Royal Oak Centre, Crowfoot amenities, and the Shane Homes YMCA at Rocky Ridge are all just minutes away. Quick access to Stoney Trail makes commuting easy and provides a convenient route for weekend escapes to the mountains. Set on a quiet, family-friendly street, this is a fantastic opportunity to own in one of NW Calgary’s desirable communities.