



**24 Royal Birch Park NW
Calgary, Alberta**

MLS # A2301134



\$648,800

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,388 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: None

Welcome to 24 Royal Birch Park NW — a beautifully maintained, move-in ready two-storey home in the highly sought-after community of Royal Oak. With charming curb appeal, a welcoming front porch, and stylish finishes throughout, this home offers the perfect blend of comfort, function, and location. Step inside to an inviting open-concept main floor featuring rich hardwood flooring, large front windows that fill the space with natural light, and a cozy gas fireplace with elegant mantle detail. The spacious living and dining areas flow seamlessly into the modern kitchen, complete with quartz countertops, a large centre island with seating, stainless steel appliances, ample cabinetry, and a walk-in pantry — perfect for both everyday living and entertaining. Upstairs, you’ll find a bright and generous primary bedroom with a walk-in closet and private 4-piece ensuite. Two additional well-sized bedrooms and another full bathroom provide plenty of space for family, guests, or a home office. The fully finished basement adds valuable extra living space, ideal for a recreation room, media area, gym, or playroom. Enjoy outdoor living in the sunny backyard, with space to relax, garden, or entertain. Located on a quiet street in a family-friendly neighbourhood, this home is close to schools, parks, pathways, shopping, restaurants, transit, and quick access to Stoney Trail and Crowchild Trail. A fantastic opportunity to own a stylish, functional home in one of NW Calgary’s most desirable communities — don’t miss it!