



**123 Royal Birch Manor NW  
Calgary, Alberta**

**MLS # A2139209**



**\$699,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

**\*\*\*ROYAL OAK GEM BACKING ONTO PARK\*\*\*** Open house on Saturday, June 29\*\*\* Discover this stunning bi-level home boasting over 2300 SF of fully finished living space, nestled in a quiet cul-de-sac in the highly desirable Royal Oak neighborhood. Perfect for any family, this property backs onto serene greenspace and pathways. Key features include: - Extensive renovations in 2011, featuring dark hardwood floors, stainless steel appliances, upgraded lighting, and modern kitchen and bathroom decor. - New roof shingles installed in 2014. - Total of 5 bedrooms and 3 full bathrooms. - Spacious wooden deck with a fenced yard. - Fully finished basement, complete with permits. This move-in-ready home is a true delight to show. Your family will enjoy its splendor for years to come. Don't miss out on this exceptional opportunity!