



GRASSROOTS
REALTY GROUP

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**122 Royal Birch Gardens NW
Calgary, Alberta**

MLS # A2144316



\$688,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,631 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This spacious home offers 2,178 sqft of total living area. Ideally located on a quiet street, this home is just steps away from a large green space, a five-minute walk via pathways to a public school, and only a few minutes' drive to the new C-train station. Inside, you'll find four bedrooms in total—three on the upper floor and one in the basement. The home features an open floor plan, enhancing the sense of space and flow. The well-lit bonus room, with its large windows, is a perfect spot for relaxation or entertainment. The basement has plenty of storage space, and the garage is insulated on the sides. The roof is replaced in 2019! The west-facing backyard includes a large deck and is fenced. Additionally, the backyard features a dog house, making it a great choice for pet owners. Don't miss this!