



GRASSROOTS
REALTY GROUP

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**59 Royal Birch Street NW
Calgary, Alberta**

MLS # A2160882



\$775,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,421 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Private Elect		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Gazebo, Irregular Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Kitchen Island, No Smoking Home		

Inclusions: n/a

Fully developed bungalow with over 2600 sq. ft. of comfortable, open concept living with vaulted ceilings, maple hardwood floors, kitchen island, formal dining room, gas fireplace and a 22'x22' garage equipped with 220v fast charger for EV. 2 bedrooms up with 2 full bathrooms. Lower level features 2 bedrooms, full bathroom with jetted tub, rec room and a large TV area. 16'6"x 8' covered deck. Fully fenced yard with fire pit and gazebo.