

# \$759,000 - 171 Royal Birch Way Nw, Calgary

MLS® #A2207590

**\$759,000**

3 Bedroom, 3.00 Bathroom, 1,896 sqft  
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Welcome to 171 Royal Birch Way! This charming 2-storey home offers the perfect blend of comfort and convenience for you and your family. No backyard neighbours as you are backing onto green space with stunning mountain views from the upper level, this home is ideally located just steps from William D. Pratt and Royal Oak School. In the winter, enjoy the nearby City of Calgary Toboggan and Sledding Hill or the community outdoor rink. During the summer, take part in local recreational and competitive sports like baseball or soccer, with practices just a short walk away!

As you step inside, you'll find a bright, spacious layout, perfect for family living. The living room features large windows overlooking the backyard and green space, filling the room with natural light. The adjacent dining room offers easy access through patio doors to the back deck, making it ideal for summer BBQs and outdoor entertaining. The hardwood floors in the dining room extend into the well-appointed kitchen, which boasts plenty of counter space, a breakfast bar, stainless steel appliances, and a large corner pantry.

Rounding out the main floor is a convenient laundry room with shelving and a 2-piece bath. Upstairs, you'll be impressed by the expansive family room, featuring high vaulted ceilings, bright windows, and a cozy gas fireplace. This versatile space could also serve as a home office. The spacious primary bedroom includes a walk-in closet and a 4-piece ensuite with a



soaker tub and walk-in shower. Two additional bedrooms and a 3-piece bathroom complete the upper level.

The unfinished basement is partially wired and features a roughed-in bathroom with a new shower, vanity, and sink (awaiting your installation). There's also a double attached garage for added convenience.

Notable updates to the home include a new roof in 2013, a new refrigerator in 2023, and a primary bathroom renovation in 2022. A new dishwasher was installed in 2020, ensuring everything is in top condition.

With quick access to Stoney Trail, you'll be just minutes away from commuting downtown or escaping west for the weekend. Don't miss out on this fantastic opportunity!

Built in 2005

### Essential Information

MLS® #	A2207590
Price	\$759,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,896
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	171 Royal Birch Way Nw
Subdivision	Royal Oak
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G5Y1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	9
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.