

\$974,900 - 54 Royal Birch Landing Nw, Calgary

MLS® #A2209427

\$974,900

4 Bedroom, 3.00 Bathroom, 2,501 sqft

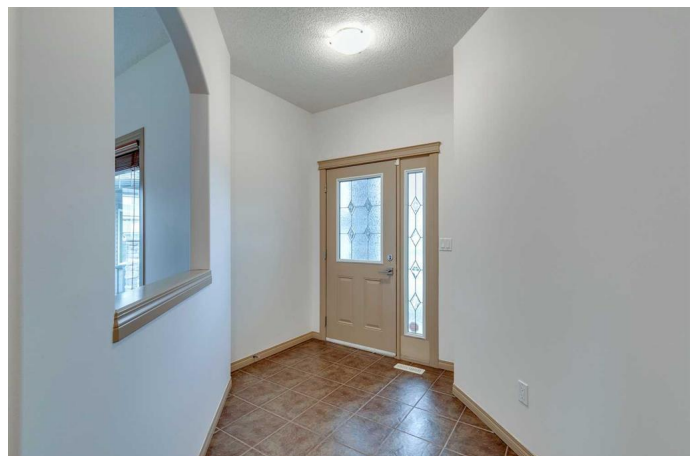
Residential on 0.22 Acres

Royal Oak, Calgary, Alberta

* OPEN HOUSE SUNDAY MAY 4, 1-4PM *

SEE VIDEO* Perfectly located on a quiet cul-de-sac in the highly sought after community of Royal Oak, this spacious family home sits on one of the largest pie-shaped lots in the neighbourhood offering plenty of room to rest, relax, and entertain! Step inside to find beautiful hardwood flooring with a bright front living room, a formal dining area, a separate den, and a cozy family room with a mantel fireplace. The kitchen is designed for both function and style, featuring granite countertops, a tiered island with a breakfast bar, large pantry, and sleek appliances complete with a brand new dishwasher, fridge and oven - all connected to a generous dining area and large patio for a seamless blend of indoor-outdoor living. Upstairs, you will find four comfortable bedrooms and a cozy bonus room, perfect for family movie nights or a kids'™ hangout. The large primary bedroom includes a walk-in closet and a private ensuite with dual sinks, a jetted tub, and a separate shower. The walkout basement is full of potential and opens directly to the vast backyard ideal for future development and creating your dream outdoor space. Tucked away in a peaceful location, yet just minutes from transit, schools, parks, shopping, and restaurants, this home truly has it all! Don't™t wait, book your showing today!

Built in 2006



Essential Information

MLS® #	A2209427
Price	\$974,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,501
Acres	0.22
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	54 Royal Birch Landing Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5R3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Pantry, Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Full, Unfinished, Walk-Out

Exterior

Exterior Features Balcony
Lot Description Back Yard, Cul-De-Sac, See Remarks
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 10th, 2025
Days on Market 21
Zoning R-CG

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.