

# \$839,900 - 5 Royal Birch Heights Nw, Calgary

MLS® #A2214327

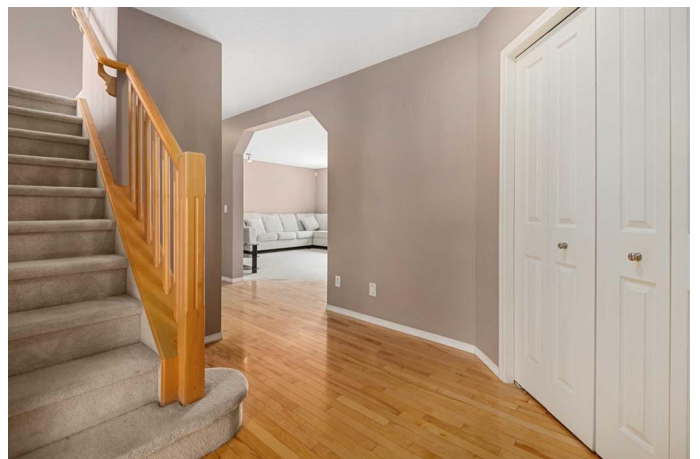
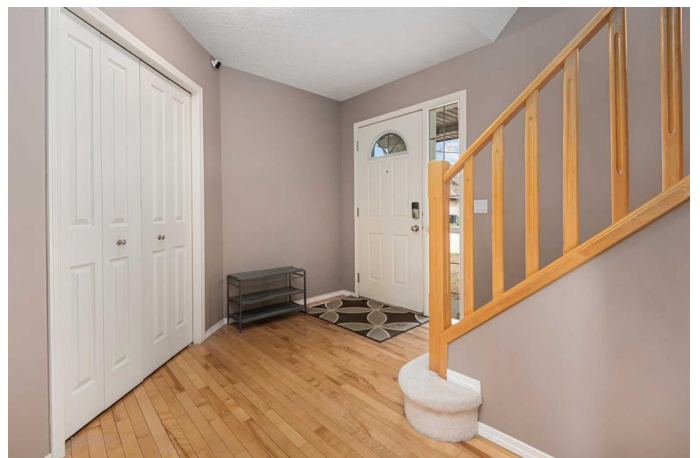
**\$839,900**

4 Bedroom, 4.00 Bathroom, 1,836 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

Backing onto peaceful green space on a quiet street in Royal Oak, this immaculate 4-bedroom, 3.5-bath with walkout basement home offers over 2600 sqft of beautifully finished living space, including a fully developed walkout basement. Step inside to discover a stunning kitchen featuring granite countertops, rich hardwood flooring, premium cabinetry with ample storage, a large island with eating bar, stainless steel appliances. The bright, SW-facing living room is bathed in natural light, creating a warm and welcoming atmosphere. Upstairs, the HUGE and sun-filled primary bedroom offers a true retreat, complete with an ensuite featuring a soaker tub, separate shower, and a spacious walk-in closet. Two additional large sized bedrooms, a full bath, and a generous bonus room with vaulted ceiling complete the upper floor. The fully finished walkout basement boasts in-floor heating for maximum comfort, a bright rec room with an electric fireplace, a fourth bedroom, and a 3-piece bathroom. Step outside to a maintenance free deck and enjoy tranquil views of the green space beyond. Recent upgrades include a Lennox furnace(2021), hot water tank(2022), washer & dryer(2021). Additional features include water softener, central vacuum and ample storage throughout. All of this in a fantastic location, within walking distance to schools, and just minutes from parks, shopping, transit, and all the amenities you could need. This is a home you don't want to miss"book your



showing today!

Built in 2003

### Essential Information

MLS® #	A2214327
Price	\$839,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,836
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5 Royal Birch Heights Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5R1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	3
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	3
Zoning	R-CG

### Listing Details

Listing Office	TREC The Real Estate Company
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