

# \$769,900 - 214 Royal Birch View Nw, Calgary

MLS® #A2235481

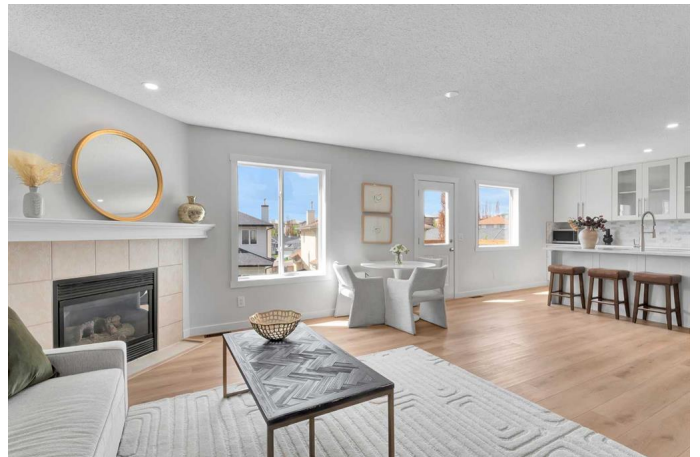
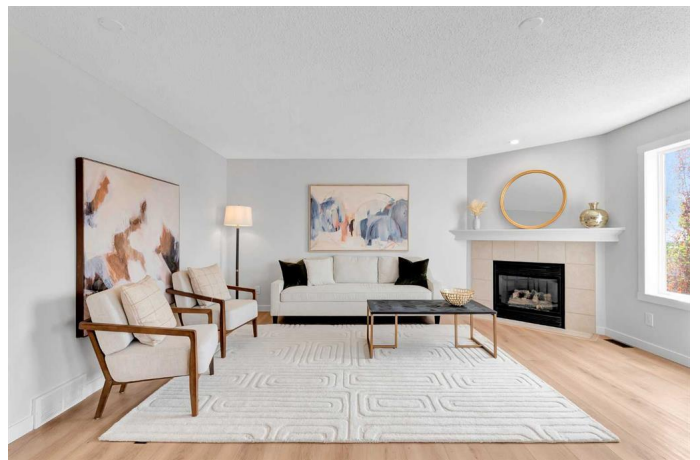
**\$769,900**

4 Bedroom, 4.00 Bathroom, 2,082 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Welcome to this RENOVATED WALKOUT home, tucked away on a quiet CUL-DE-SAC in the sought-after community of Royal Oak. Offering over 2800 square feet of total living space, this home perfectly blends modern design with everyday functionality. The impressive open-concept main floor features a spacious office, a warm and inviting living room, a sunlit dining area, a gourmet kitchen, and a 2-piece powder room. Wide luxury vinyl plank flooring extends throughout the main level, creating a seamless and elegant flow. The chef-inspired kitchen is equipped with stainless steel appliances, a gas stove, chimney hood fan, quartz countertops, and a convenient walk-in pantry, an ideal setup for both daily living and entertaining. Brand new deck and south-facing backyard, making indoor-outdoor hosting a breeze. Upstairs, the luxurious primary suite serves as a private retreat, bathed in natural light from large windows. Two additional generously sized bedrooms share a well-appointed main bathroom. A versatile bonus room provides additional space for playroom, or media area, while the upper-level laundry room adds everyday convenience. The FULLY FINISHED WALKOUT basement adds tremendous value, offering a fourth bedroom, a full bathroom, and a spacious recreation room, perfect for entertaining guests or enjoying family activities. The fully fenced backyard offers privacy and security, ideal for children and pets. Located close to schools, parks, walking



paths, and open green spaces, this home also enjoys proximity to a wide array of shops, restaurants, and convenient access to major routes such as Stoney Trail and Crowchild Trail, ensuring effortless commuting. This is a rare opportunity to own a thoughtfully renovated home in one of Calgary’s most family-friendly neighborhoods.

Built in 2002

**Essential Information**

MLS® #	A2235481
Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,082
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	214 Royal Birch View Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5J8

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 28th, 2025
Days on Market	29
Zoning	R-CG
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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