

# \$735,000 - 57 Royal Birch Terrace Nw, Calgary

MLS® #A2238309

## \$735,000

3 Bedroom, 4.00 Bathroom, 1,955 sqft  
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Backing onto a Greenspace and mere steps to the playground, this well maintained family home is the ideal setting for young families looking to settle into an established neighbourhood with proximity to amazing amenities. With almost 2000sf of developed living space, this 4 bedroom, 3.5 bathroom home, with its open floor-plan is air conditioned with plenty of space for the entire family. The main floor offers hardwood flooring with a generous entrance to welcome guests. The kitchen has a large island, corner pantry, and opens into the dining area and living room with its cozy gas fireplace. For convenience the laundry is tucked away on the main floor, with new, 9 month old washer/dryer pair. The backyard is the difference maker amongst active listings in the area, with views of the expansive greenspace, and a rear gate to expand your activities, park, playground or access the bike path. Upstairs, you'll find vaulted ceilings in the bonus room with another gas fireplace. The Primary Bedroom has its own Ensuite complete with soaker tub, stand-up shower, and a walk-in closet. Another 2 bedrooms are spacious and share a full bathroom. The basement is fully finished into a massive rec room along with loads of storage and a 3rd full bathroom. Location is primo with the Rocky Ridge YMCA a 10 minute bike ride away, shops and restaurants just up the greenspace, and quick access to Stoney Trail makes getting to the airport, or out to the mountains a breeze. This home is just waiting



for a family to move in and make it their own.

Built in 2004

### **Essential Information**

MLS® #	A2238309
Price	\$735,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,955
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	57 Royal Birch Terrace Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5N7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	July 11th, 2025
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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