

\$949,900 - 54 Royal Birch Landing Nw, Calgary

MLS® #A2209427

\$949,900

4 Bedroom, 3.00 Bathroom, 2,501 sqft

Residential on 0.22 Acres

Royal Oak, Calgary, Alberta

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 neighbourhoodâ€”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 kidsâ€™™ 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 backyardâ€”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! Donâ€™™t wait, book your showing today!

Built in 2006

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2209427 |
| Price | \$949,900 |
| 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, Jetted Tub, Pantry, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| 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 | 27 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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