

# \$779,000 - 61 Royal Birch Grove Nw, Calgary

MLS® #A2260784

**\$779,000**

3 Bedroom, 3.00 Bathroom, 1,229 sqft

Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

Welcome to this beautifully maintained WALK-OUT BUNGALOW nestled in the highly sought-after community of Royal Oak. Located on a quiet street and situated on a spacious pie-shaped lot, this home offers a perfect blend of comfort, functionality, and income potential. The main level features two bedrooms, a bonus room, two full bathrooms, and laundry. The primary suite has a walk-in closet, and a 3 piece ensuite. The kitchen, dining and living spaces are quite spacious, and have large windows which brings in a ton of natural light. Completing the main floor is a great balcony backing onto green space and a walking/bike path. Downstairs, you'll find a fully developed and LEGAL BASEMENT SUITE with a private entrance—perfect for extended family, adult children, or rental income. The suite includes a full kitchen, generous living spaces, an oversized bedroom, and 4-piece bath. Outside, enjoy the expansive pie-shaped backyard, offering endless potential for gardening, play, or future landscaping projects. This is a rare find in a family-friendly neighborhood. Book your showing today!

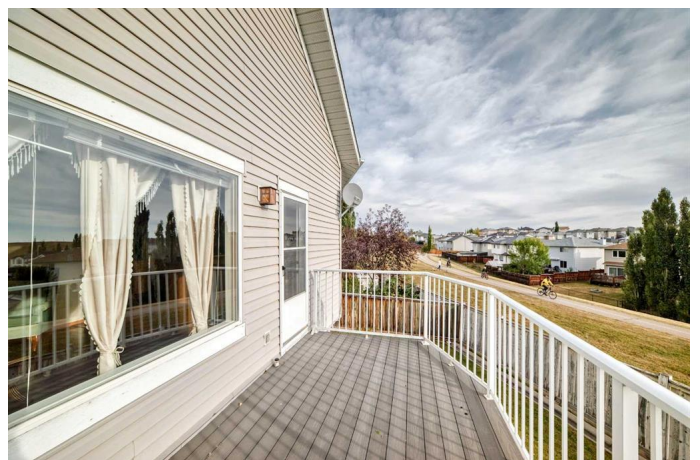
Built in 2001

## Essential Information

MLS® # A2260784

Price \$779,000

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,229       |
| Acres          | 0.11        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 61 Royal Birch Grove Nw |
| Subdivision | Royal Oak               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 5K5                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                                       |
| Cooling           | None                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full                                                                                                                                             |

### **Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Other                                        |
| Lot Description   | Backs on to Park/Green Space, Pie Shaped Lot |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingle     |
| Construction | Stone, Vinyl Siding |
| Foundation   | Poured Concrete     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 38                   |
| Zoning         | R-CG                 |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | City Homes Realty |
|----------------|-------------------|

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