

# \$710,000 - 65 Royal Birch Way Nw, Calgary

MLS® #A2259594

**\$710,000**

3 Bedroom, 4.00 Bathroom, 1,701 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Tastefully Updated Family Home Backing Onto Green Space in Royal Oak - Welcome to this fully finished 2-storey home in the heart of Royal Oak, perfectly situated with no neighbours behind and backing directly onto two schools, playgrounds, and a large green space.

Inside, youâ€™re welcomed by a high ceiling entry and an open, functional layout featuring 9 feet ceilings, hardwood and tile flooring, and a bright living room. The main floor includes a well-appointed kitchen with island, newer stainless steel appliances, and a convenient walkthrough pantry. An updated powder room adds a modern touch, while the dining nook opens to the backyard deckâ€™ overlooking the landscaped yard.

Upstairs, a spacious bonus room offers incredible flexibilityâ€™ perfect as a family retreat for movie nights, a kidsâ€™ play area, or even an additional bedroom if desired. Three well-sized bedrooms and a 4-piece main bath complete the level, including a generous primary suite with a walk-in closet and private 4-piece ensuite bathroom. The primary bedroom is a true retreat, offering plenty of space to unwind and serene views overlooking the green space behind the home.

The fully developed basement is designed for entertaining, featuring a custom wet bar with stacked-stone feature wall, a media/theatre



room with projector and screen, games area, and a full 3-piece bath.

Set on a quiet street, this property combines everyday comfort with unbeatable access to Royal Oak's family-friendly amenities—schools, playgrounds, toboggan hill, transit, shopping, and quick access to Stoney Trail.

This home truly has it all—space, style, and location. Book your private showing today and experience the lifestyle Royal Oak has to offer!

Built in 2006

### Essential Information

MLS® #	A2259594
Price	\$710,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,701
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	65 Royal Birch Way Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5X8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 23rd, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Complete Realty
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