

# \$650,000 - 90 Royal Birch Gardens Nw, Calgary

MLS® #A2218897

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,380 sqft  
Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

\*Open House Saturday May 24 1pm-4pm & Sunday May 25 12pm-3pm\* Welcome to this beautifully updated two-story detached home, nestled on a quiet street in the interior of the desirable Royal Oak community. This home features a front-attached garage and a striking vaulted ceiling in the living room, creating a bright and airy space. The main floor offers brand-new flooring and a modern kitchen with stainless steel appliances, perfect for family living and entertaining.

Upstairs, you'll find a large primary bedroom with its own private ensuite, along with two additional bedrooms and a full bathroom—ideal for growing families. The entire upper level has been freshly painted and fitted with new carpet for a clean, modern feel.

The fully finished basement extends the living space with a spacious recreation room and a built-in Murphy bed, offering great versatility for guests or a home office. Outside, enjoy a newly built deck, perfect for relaxing or hosting gatherings.

Located just minutes from the C-Train station and top-rated schools, this home blends comfort, convenience, and community. Move-in ready with thoughtful upgrades throughout—this is the one you've been waiting for!



Built in 2001

## Essential Information

MLS® #	A2218897
Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,380
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	90 Royal Birch Gardens Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5H9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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