# \$899,900 - 54 Royal Birch Landing Nw, Calgary

MLS® #A2230369

## \$899,900

4 Bedroom, 3.00 Bathroom, 2,531 sqft Residential on 0.22 Acres

Royal Oak, Calgary, Alberta

\*\*OPEN HOUSE SUN JUNE 22 1pm to 3pm\*\*Discover this large family home with 4 bedrooms and a bonus room on the second floor. Located on a quiet cul-de-sac in Royal Oak's while boasting one of the largest pie-shaped lots in the neighborhood. Step inside to find gleaming hardwood floors leading to a bright living room, a formal dining space, a private main floor den/office, and a comfortable family room with a mantel fireplace. The kitchen is a true highlight, designed for both beauty and function with granite countertops, a tiered island, a spacious pantry, and sleek, brand-new stainless steel appliances (dishwasher, fridge, and oven). It seamlessly connects to a large dining area and patio, making it easy to enjoy indoor-outdoor living. Upstairs, you'll find four good-sized bedrooms plus a versatile bonus room, ideal for family fun or a kids' retreat. The generous primary bedroom features a walk-in closet and a private ensuite, complete with dual sinks, a jetted tub, and a separate shower. The walkout basement has high ceilings and lots of light. It is full of possibilities, opening right up to the vast backyardâ€"a blank canvas for your future development and ultimate outdoor oasis. Royal oak is close to shopping, both private and public schools, shopping and restaurants. Check out the virtual tour or book your private showing today!







#### **Essential Information**

MLS® # A2230369 Price \$899,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,531
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

# of Garages 2

#### Interior

Interior Features Open Floorplan

Appliances Dishwasher, Electric Stove, Garage Control(s), Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas
Has Basement Yes

Basement Full, Unfinished, Walk-Out

#### **Exterior**

Exterior Features Other

Lot Description Pie Shaped Lot Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 12th, 2025

Days on Market 53

Zoning R-CG

# **Listing Details**

Listing Office 2% Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.