

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

MLS® #A2209427

**\$949,900**

4 Bedroom, 3.00 Bathroom, 2,501 sqft

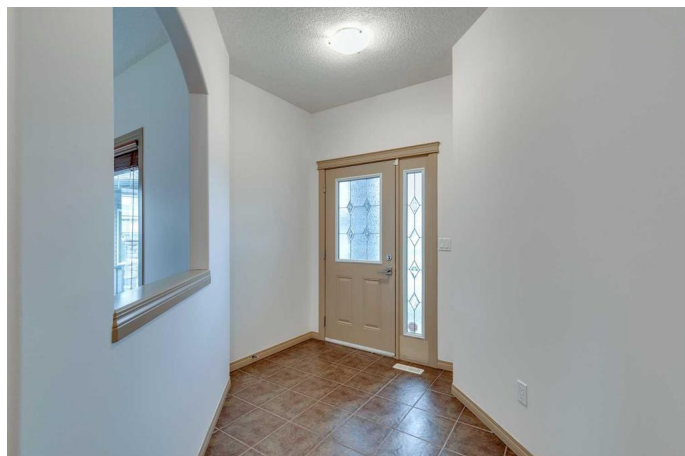
Residential on 0.22 Acres

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	38
Zoning	R-CG

**Listing Details**

Listing Office	eXp 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.