

\$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	9
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

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.