

# \$649,900 - 160 Royal Birch Circle Nw, Calgary

MLS® #A2247333

**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,383 sqft

Residential on 0.08 Acres

Royal Oak, Calgary, Alberta

Walking distance to schools, neighbourhood parks & winding ravines is this beautifully updated home in the popular family community of Royal Oak. Built by Morrison Homes, this sun-drenched two storey enjoys a total of 3 bedrooms & 3.5 bathrooms, cool relaxing central air, maple kitchen with quartz counters & park-like South backyard with mature trees & extensive gardens. Available for quick possession, this fully finished home has a wonderful open floorplan featuring warm & airy living room with refinished hardwood floors, bright dining room with new door (2021) to the huge South-facing deck & stylish kitchen with undercabinet lighting & walk-in pantry, new quartz counters & sink (2023), Bosch dishwasher & white appliances. Upstairs there are 3 fantastic bedrooms & 2 full baths; the primary bedroom has a great-sized walk-in closet with organizers & renovated ensuite with heated floors, glass block window & shower. The walkout level " with laminate floors, is finished with a smashing rec room with large closet & full bathroom with tile floors. The backyard is your own private park complete with covered exposed concrete patio, shrubs, hardy perennials & fruit/vegetable gardens featuring Saskatoon berries, rhubarb & haskap berries. Additional extras include the main floor laundry with Kenmore washer & dryer, lowE windows with solar film, knockdown ceilings & bullnose corners, built-in ceiling speakers on all 3 levels, partial mountain views to the South,



updated faucets & 2 car garage with water tap & floor drain. New furnace (2023) & hot water tank (2021). Both the Royal Oak (K-4) & William D. Pratt (5-9) schools are just minutes from your front door. With its prime location close to the Royal Oak Shopping Centre & Shane Homes YMCA, & easy access to Crowchild/Stoney Trails & Tuscany LRT, everything youâ€™ve been searching for in your new home is right here ready & waiting for you!

Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247333    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,383       |
| Acres          | 0.08        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 160 Royal Birch Circle Nw |
| Subdivision | Royal Oak                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 5L4                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Private Yard, Garden

Lot Description Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 15th, 2025

Days on Market 23

Zoning R-CG

## Listing Details

Listing Office Royal LePage Benchmark

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