$619,900 - 35 Royal Birch Road Nw, Calgary

MLS® #A2255315

$619,900
3 Bedroom, 3.00 Bathroom, 1,422 sqft
Residential on 0.07 Acres

Royal Oak, Calgary, Alberta

Nestled in the heart of Royal Oak, this beautiful home offers the perfect blend of location, value, size and upgrades. Steps away from parks, bike paths, shopping, schools, and transit, itâ€™s designed for both comfort and convenience. Inside, youâ€™ll be impressed with the fabulously upgraded kitchen featuring quartz countertops, undermount sink, corner pantry, and an abundance of cupboards and counter space. Stainless steel appliances include a five-burner gas range that makes cooking a joy. Gleaming tiled floors welcome you into the home and extend throughout the kitchen and dining areas. The spacious living room is anchored by a cozy gas fireplace. A front den provides the flexibility of a home office or formal dining space. Upstairs youâ€™ll find three generous bedrooms. The primary retreat boasts an upgraded 3-piece ensuite with quartz countertops, while the 2nd and 3rd bedrooms share a convenient Jack & Jill ensuite, also finished with quartz. The basement is unspoiled and ready for your creative touchâ€”whether itâ€™s a family retreat, gym, or entertainment space. Additional highlights include a 220 amp panel (ideal for a future hot tub, EV charger, or garage heater) and an oversized double detached garage. The sunny south-facing backyard is a true gemâ€”perfect for kids and pets, with plenty of room to play, plus a large deck for summer BBQs and family gatherings. Central Air Conditioning to keep you cool on

those hot summer days. This Royal Oak home combines location, style, and functionalityâ€”donâ€™t miss the opportunity to make it yours!

Built in 2002

Essential Information

MLS® #	A2255315
Price	$619,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,422
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Royal Birch Road Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5K5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Gas Range

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	54
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate

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