

\$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 Garden, Private Yard

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 34

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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