113 Royal Birch View NW

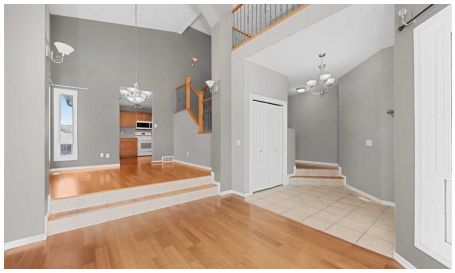
Calgary | Active | MLS® A2359804

$859,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2001**	**2,134.15 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Welcome to 113 Royal Birch View NW. This home sits on a quiet cul de sac in Royal Oak, one of the most loved communities in NW Calgary. The pie shaped lot is huge, backing unto a green space. You get privacy, open sky and room to play, garden or build your dream outdoor space. Step inside to a bright foyer with soaring ceilings. The main floor has hardwood floors, a living room, a formal dining room and a family room with a cozy gas fireplace. The kitchen has a pantry and a sunny breakfast nook that steps out to the deck. A 2 piece bath and main floor laundry make daily life easy. Upstairs you will find an open loft and 3 good sized bedrooms. The primary bedroom is very large at 18 x 16 ft, with a walk in closet and its own ensuite. The basement is a City of Calgary registered legal suite with its own walk up entrance. It has 1 bedroom, a full kitchen, a 4 piece bath, a rec room and its own laundry. Rent it out to help pay the mortgage. Or use it for parents, grown kids, guests or a home office. The basement was recently approved by the City for a Day Home (the immediate occupant run a day home there). Over 2,100 sq ft above grade plus a fully finished lower level. Double attached garage. Vacant and ready now. Close to schools, parks, paths, Royal Oak shopping, the Tuscany CTrain and Stoney Trail.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359804
Bedrooms	4
Bathrooms	4
Year Built	2001
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,134.15 sq. ft.
Main Level Finished Area:	1,089.53 sq. ft.

Upper Level Finished Area:	1,044.62 sq. ft.
Below Grade Finished Area:	888.51 sq. ft.
Acreage:	No
Lot Area:	9,084 sq. ft.
Lot Frontage:	21'6¼"
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2001 (Age: 25)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0112876
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Laminate

Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Door Opener
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Royal Oak
Appliances:	Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Inclusions:	NONE
Restrictions:	Easement Registered On Title, Restrictive Covenant-Building Design/Size, Utility Right Of Way
Main Floor	Breakfast Nook · 10'3" × 8'3" ·
Main Floor	Dining Room · 10'10" × 10'7" ·
Main Floor	Family Room · 15'6" × 12'2" ·
Main Floor	Foyer · 8'10" × 7'7" ·
Main Floor	Kitchen · 11'8" × 11'7" ·
Main Floor	Laundry · 11'2" × 6'8" ·
Main Floor	Living Room · 11'7" × 10'7" ·
2nd Floor	Bedroom · 11'9" × 10'2" ·
2nd Floor	Bedroom · 11'9" × 10'1" ·
2nd Floor	Loft · 10'5" × 9' ·
2nd Floor	Bedroom - Primary · 18' × 16'4" ·

2nd Floor	Walk-In Closet · 8'10" × 5'8" ·
Basement	Bedroom · 14'1" × 10'4" ·
Basement	Kitchen · 14'11" × 10'10" ·
Basement	Game Room · 15'10" × 10'11" ·
Basement	Furnace/Utility Room · 14'6" × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Pantry, See Remarks, Storage, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Private, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/113-royal-birch-view-nw-calgary-a2359804/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.