165 Royal Birch Mews NW

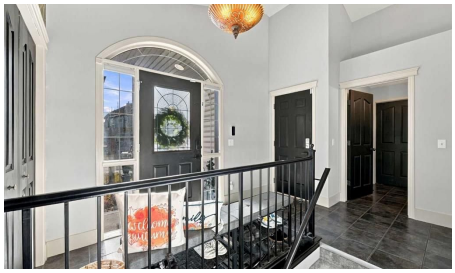
Calgary | Active | MLS® A2359433

$729,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2004**	**1,200.74 sq. ft.**

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Listed by CIR Realty

A closer look

Character, flexibility, and room to gather-welcome to 165 Royal Birch Mews NW.

Warm and thoughtfully cared for, this inviting home offers four bedrooms-or three bedrooms plus a main-level den, depending on what suits your lifestyle. The main-level living room could also serve as a formal dining room, while the spacious basement recreation area is ready for movie nights, games, hobbies, or a workout space. The basement bedrooms are generously sized, with 10 lb underlay underfoot, and the utility room offers an impressive amount of storage.

There’s character throughout, from the wainscoting to the wood panels in the current office, which help dampen sound. Natural light fills the home, and two gas fireplaces add a cozy touch. Outside, the large lot offers plenty of ways to enjoy the space: a dog run, backyard shed, and an RV parking pad that could also make a great spot for a firepit and summer gatherings. There’s a gas line for the BBQ, inspected by ATCO in August, plus a spacious garage and plenty of street parking for visitors.

This well-maintained home has seen a number of updates: washer and dryer, carpet, air conditioner, hot water tank, kitchen appliances, zebra shades, toilets, and yard gravel in 2022, with exterior and main-level painting in 2026.

Enjoy a convenient location within walking distance of shopping, schools, walking paths, playgrounds, green spaces, and the YMCA. The home is right off a bus route, with main roads close by for an easy commute. Add in great neighbour's and a home that’s been genuinely cared for, and you’ll find plenty to love here.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359433
Bedrooms	4
Bathrooms	3
Year Built	2004
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,200.74 sq. ft.
Main Level Finished Area:	1,200.74 sq. ft.
Below Grade Finished Area:	1,153.62 sq. ft.
Acreage:	No
Lot Area:	6,243 sq. ft.
Lot Frontage:	66'8"
Front Exposure:	South
Unit Exposure:	North, South, West
Levels:	One
Total Rooms Above Grade:	7
Year built:	2004 (Age: 22)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0213482
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Stone, Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Blower Fan, Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, RV Access/Parking
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Royal Oak
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Bedroom - Primary · 13' × 11' ·
Main Floor	Bedroom · 9'5" × 9' ·
Main Floor	Dining Room · 15'7" × 9'2" ·
Main Floor	Family Room · 14'9" × 12'6" ·
Main Floor	Foyer · 13'1" × 8'10" ·
Main Floor	Kitchen · 15'7" × 10'6" ·
Main Floor	Laundry · Measurements not available ·

Main Floor	Living Room · 17'2" × 9'11" ·
Main Floor	Pantry · Measurements not available ·
Basement	Furnace/Utility Room · 27'10" × 13'4" ·
Basement	Game Room · 30'1" × 9' ·
Basement	Bedroom · 13'3" × 11'7" ·
Basement	Bedroom · 11'9" × 11'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Ceiling Fan(s)
Exterior Features:	BBQ gas line, Dog Run, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Corner Lot, Cul-De-Sac, Dog Run Fenced In, Front Yard, Gazebo, Irregular Lot, Landscaped, Lawn, Level, No Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/165-royal-birch-mews-nw-calgary-a2359433/

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