202 Royal Birch Heath NW

Calgary | Active | MLS® A2343055

$645,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2005**	**1,773.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to this fully developed two-storey home, ideally situated on a quiet cul-de-sac in the highly desirable community of Royal Oak. Backing onto a peaceful reserve area, this home offers a wonderful combination of comfort, functionality, and privacy. The main floor features a spacious and inviting living room highlighted by a cozy corner fireplace. The kitchen is complete with granite countertops and offers plenty of space for everyday living and entertaining, along with a convenient walkthrough pantry providing direct access between the kitchen and the garage. Upstairs, you will find three bedrooms, including a spacious primary bedroom with a walk-in closet and a full ensuite featuring a relaxing corner soaker tub. Two additional bedrooms provide comfortable space for family members or guests. The upper level also features a large bonus room with vaulted ceilings, creating a bright and open space for family gatherings or relaxation. The fully developed basement adds even more living space with a huge recreation room, perfect for a home theatre, games room, fitness area, or family entertainment space. For added peace of mind, the home has also benefited from recent mechanical updates, including a furnace replaced in October 2022 and a hot water tank replaced in March 2022. Step outside to enjoy the fully landscaped and fenced backyard, complete with a generous 14' x 14' cedar deck. With the added privacy of backing onto a reserve area, this is a wonderful space to relax and enjoy the outdoors. Located in the sought-after community of Royal Oak and close to parks, pathways, schools, shopping, and everyday amenities, this home offers an exceptional opportunity for families looking for space, comfort, and a fantastic location. Don't miss your opportunity to make this beautiful home yours!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343055
Bedrooms	3
Bathrooms	3
Year Built	2005
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:	2 Storey
Total Living Area:	1,773.4 sq. ft.
Main Level Finished Area:	762.16 sq. ft.
Upper Level Finished Area:	1,011.25 sq. ft.
Below Grade Finished Area:	699.22 sq. ft.
Acreage:	No
Lot Area:	3,702 sq. ft.
Lot Frontage:	39'2½"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2005 (Age: 21)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0312822
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Royal Oak
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	The master bedroom bed frame, two drawers and two nightstands can all be included in the sale.
Restrictions:	None Known
Main Floor	Dining Room · 12'6" × 6'9" ·
Main Floor	Foyer · 6'11" × 6'7" ·
Main Floor	Kitchen · 18'2" × 10'10" ·
Main Floor	Living Room · 16' × 13' ·
Main Floor	Mud Room · 9' × 8'9" ·
Upper Level	Bedroom · 11'5" × 9'1" ·
Upper Level	Bedroom · 11'8" × 10' ·
Upper Level	Family Room · 12'1" × 10'7" ·
Upper Level	Office · 12' × 8'3" ·

Upper Level	Bedroom - Primary · 14'6" × 13'8" ·
Basement	Game Room · 27'5" × 24'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Cul-De-Sac, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/202-royal-birch-heath-nw-calgary-a2343055/

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

Data was last updated November 23, 2026 at 10:05 AM (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.