211 Royal Birch Way NW

Calgary | Active | MLS® A2350210

$890,000









Bedrooms	Bathrooms	Year Built	Living area
3	4	2005	2,509.31 sq. ft.

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A closer look

BACKING GREEN SPACE | 2,509 SQ. FT. | RENOVATED KITCHEN | MAIN-FLOOR OFFICE | FINISHED BASEMENT | Room for everyone to spread out, with green space just beyond your backyard. On a quiet street in Royal Oak, this home gives you generous bedrooms, a dedicated office and several places to gather, along with no rear neighbours and direct access to the pathways. After dinner, you can head out for a walk or stay on the deck and enjoy the open view. South sunlight fills the tall entrance, and the bright feel continues through the main floor with nine-foot ceilings, hardwood and tile flooring. The office sits at the front of the home, while a formal dining room gives you room to bring everyone together for dinner. For everyday meals, there's a breakfast nook with a tall ceiling and windows overlooking the backyard. The recently renovated kitchen is a place you can cook and catch up at the same time. Pull up a stool at the large quartz island while dinner is coming together. White cabinetry, a custom hood fan and quartz countertops are paired with a pantry and pull-out drawers, so there's plenty of storage within easy reach. The adjoining family room has a gas fireplace, and main-floor laundry, a powder room and direct access to the double attached garage complete this level. Upstairs, all three bedrooms are large and each has a walk-in closet. The primary bedroom has something a little different: a bright, raised sitting area with partial mountain views. You could settle in with a book here before starting your day. There's also a spacious five-piece ensuite, with another full bathroom serving the other two bedrooms. Downstairs, the finished basement has a large recreation room, custom bar and gym space. You have room for movie nights, a workout or having friends over, plus a separate storage and hobby room for the things you'd rather leave set up. A two-piece bathroom saves a trip upstairs. The backyard gets sunlight from the east and west, with room to play and a spacious deck offering a mix of sun and shade. With green space and pathways directly behind you, the view extends beyond your own yard. Royal Oak keeps everyday errands close to home, with groceries, shops and restaurants at Royal Oak Centre. Royal Oak School and William D. Pratt School are in the community, and the Shane Homes YMCA at Rocky Ridge offers recreation and fitness nearby. Stoney Trail and Crowchild Trail connect you with the rest of the city, while the pathway behind your home gives you a reason to stay closer to home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350210
Bedrooms	3
Bathrooms	4
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:	2,509.31 sq. ft.
Main Level Finished Area:	1,291.28 sq. ft.
Upper Level Finished Area:	1,218.02 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,477 sq. ft.
Lot Frontage:	40'1½"
Front Exposure:	Southeast
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2005 (Age: 21)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:2, Half:2)
Num Ensuite Baths:	1
Plan:	0510111
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Double Sided, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$225.00
City Quadrant:	Northwest
Community:	Royal Oak
Amenities:	None
Appliances:	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Water Softener
Inclusions:	Tire Racks, backyard storage sheds,
Restrictions:	Utility Right Of Way
Main Floor	Living Room · 19' × 14'6" ·
Main Floor	Dining Room · 15'4" × 11'10" ·
Main Floor	Kitchen · 16'11" × 14'3" ·

Main Floor	Breakfast Nook · 12' × 8'10" ·
Main Floor	Office · 10'8" × 9'7" ·
Main Floor	Laundry · 10'1" × 6'7" ·
Upper Level	Bedroom - Primary · 17'6" × 13'8" ·
Upper Level	Bedroom · 14'1" × 10'8" ·
Upper Level	Bedroom · 11'9" × 10'11" ·
Basement	Game Room · 29'11" × 13'5" ·
Basement	Exercise Room · 10' × 6'10" ·
Basement	Storage · 19'7" × 18'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/211-royal-birch-way-nw-calgary-a2350210/

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