230 Royal Birch View NW

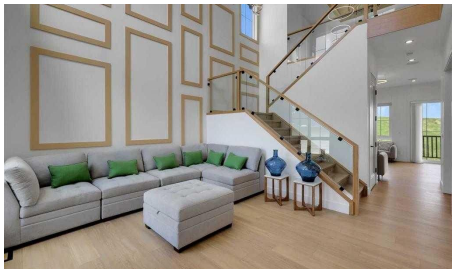
Calgary | Active | MLS® A2358334

$1,698,777









Bedrooms	Bathrooms	Year Built	Living area
8	**7**	**2025**	**3,248.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

SHOWHOME CUSTOM BUILT DOWNTOWN VIEW BACKING ON TO GREEN SPACE 8 BEDROOM HOUSEWITH VIEW NO NEIGHBOR IN FRONT AND BACK 10 FT MAIN FLOOR CEILING WITH CUSTOM 8 FT DOORS .3250 SQFT HOUSE HAS OPEN TO BELOW VERY MODERN PLAN .LIVING ROOM AND FAMILY ROOM ON MAIN FLOOR .2 KITCHENS SPICE KITCHEN DINNNG OFFICE ROOM ,MAIN FLOOR BEDROOM WITH ENSUITE AND COMMON WASHROOM.UPSTAIRS 4 BEDROOMS 2 ENSUITES WITH 2 MASTER BEDROOMS 2 OVERSIZE OTHER BEDROOMS LAUNDRY ROOM AND BONUS ROOM. WALKOUT FULLY FINISHED BASEMENT WITH 3 BEDROOM 2 FULL BATHROOMS KITCHEN LIVING ROOM DINNG ROOM CUSTOM WINDOWS OVERSIZE DOORS ,AIR CONDITON

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358334
Bedrooms	8
Bathrooms	7
Year Built	2025
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:	3,248.6 sq. ft.
Main Level Finished Area:	1,440.41 sq. ft.
Upper Level Finished Area:	1,808.19 sq. ft.
Below Grade Finished Area:	1,388.86 sq. ft.
HOA Fee Frequency:	Annually

Acreage:	No
Lot Area:	7,868 sq. ft.
Lot Frontage:	27'
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2025 (Age: 1)
Bedrooms:	8 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	1
Bedrooms Below Grade:	3
Bathrooms:	7.0 (Full:6, Half:1)
Num Ensuite Baths:	4
Plan:	0112876
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
Builder:	Ashmore Homes custom builder
New Constr.:	Yes
Construction Material:	Cement Fiber Board
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	2

Fireplace Details:	Basement, Decorative, Electric, Family Room
Garage:	Yes
Garage Spaces:	5
Parking:	Driveway, Parking Pad, Triple Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Basement, Upper Level
HOA Fee:	$350.00
City Quadrant:	Northwest
Community:	Royal Oak
Amenities:	Playground
Appliances:	Built-In Gas Range, Built-In Oven, Built-In Range, Central Air Conditioner, Dishwasher, Electric Stove, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Refrigerator, Refrigerator, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Inclusions:	garage remotes
Restrictions:	None Known
Main Floor	Living Room · 14'8" × 12'2" ·
Main Floor	Bedroom - Primary · 13'6" × 10'2" ·
Main Floor	Office · 9'1" × 8'10" ·
Main Floor	Kitchen · 15'2" × 12'10" ·
Main Floor	Spice Kitchen · 14'8" × 6'4" ·
Main Floor	Living/Dining Room Combination · 20'5" × 15' ·
Upper Level	Bedroom - Primary · 16'11" × 16'1" ·
Upper Level	Walk-In Closet · 9'3" × 6'3" ·
Upper Level	Bedroom - Primary · 13'10" × 11'1" ·
Upper Level	Laundry · 7'6" × 4'11" ·

Upper Level	Bedroom · 15'11" × 10'6" ·
Upper Level	Bedroom · 14'2" × 11'7" ·
Basement	Living Room · 22'7" × 19'9" ·
Basement	Kitchen · 13'3" × 7'3" ·
Basement	Dining Room · 13'1" × 8'11" ·
Basement	Furnace/Utility Room · 13'7" × 6'2" ·
Basement	Bedroom - Primary · 15'7" × 10'4" ·
Basement	Bedroom · 15'9" × 10'1" ·
Basement	Bedroom · 12'9" × 11'10" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Smart Home, Soaking Tub, Suspended Ceiling, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound
Exterior Features:	Balcony, BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Environmental Reserve, No Neighbours Behind, Pie Shaped Lot, Reverse Pie Shaped Lot, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/230-royal-birch-view-nw-calgary-a2358334/

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