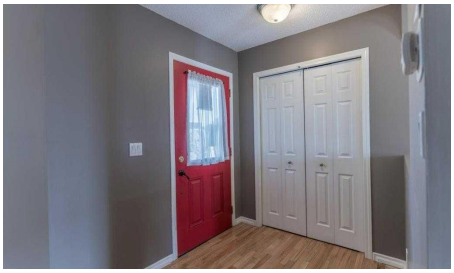
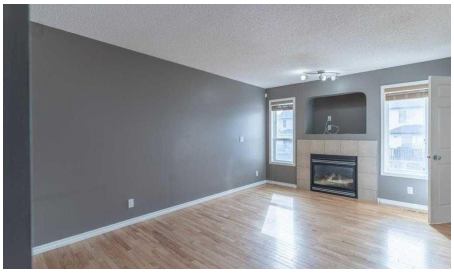
57 Royal Birch Crescent NW

Calgary | Active | MLS® A2333369

$620,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2003**	**1,397.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

JUST REDUCED $20,000.00!
Welcome to 57 Royal Birch Crescent NW!
This well-maintained family home is ideally located on a quiet street directly across from a park and playground in the desirable community of Royal Oak. The main floor features a bright open-concept living and kitchen area, walk-through pantry, main-floor laundry, and 2-piece bathroom.

Upstairs offers a spacious primary bedroom with walk-in closet and 4-piece ensuite, plus two additional well-sized bedrooms and a 4-piece bathroom.

The fully finished basement provides a 2PC bathroom, storage pace and a large family room with plenty of space for relaxing or entertaining. Enjoy the fully fenced backyard and the convenience of having a playground right across the street.

Fantastic location close to Stoney Trail, schools, shopping, public transit, restaurants, parks, pathways, and recreation, with easy access to amenities throughout northwest Calgary. A wonderful family home in a quiet, welcoming community!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2333369
Bedrooms	3
Bathrooms	4
Year Built	2003
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:	1,397.1 sq. ft.
Main Level Finished Area:	678.5 sq. ft.
Below Grade Finished Area:	561.1 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,036 sq. ft.
Lot Frontage:	38'2"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	5
Year built:	2003 (Age: 23)
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:	0213482
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
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
HOA Fee:	$220.00
City Quadrant:	Northwest
Community:	Royal Oak
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Inclusions:	none
Restrictions:	None Known
Main Floor	Living Room · 15'5" × 12'4" ·
Main Floor	Laundry · 6'5" × 5'1" ·
Main Floor	Kitchen With Eating Area · 13'9" × 12'8" ·
Main Floor	Pantry · 7'8" × 2' ·
2nd Floor	Bedroom - Primary · 13'8" × 10'8" ·
2nd Floor	Bedroom · 11'8" × 8'11" ·
2nd Floor	Bedroom · 9'11" × 9'7" ·
Basement	Game Room · 23'11" × 12'8" ·

Basement	Storage · 7'11" × 3'1" ·
Basement	Flex Space · 8'4" × 8'4" ·
Basement	Furnace/Utility Room · 8' × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby
Interior Features:	Open Floorplan
Exterior Features:	Other, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-1C
Listed Date:	Aug 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/57-royal-birch-crescent-nw-calgary-a2333369/

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

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

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