73 Royal Birch Way NW

Calgary | Active | MLS® A2342229

$650,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2006**	**1,694.7 sq. ft.**

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Listed by Homecare Realty Ltd.

A closer look

Welcome to 73 Royal Birch Way NW, a beautifully maintained detached family home in the highly sought-after community of Royal Oak NW Calgary. Backing directly onto green space and walking paths, and located within walking distance to Royal Oak Elementary School (K-4) and William D. Pratt School (Grades 5-9), this move-in-ready home offers the perfect blend of location, lifestyle, and long-term value for growing families. Step inside to a bright and welcoming foyer that opens into a thoughtfully designed main floor featuring desirable 9-foot ceilings and an open-concept layout. The spacious living room is anchored by a cozy gas fireplace, creating a warm gathering space for family and friends. The well-appointed kitchen offers ample cabinetry, quality appliances, a convenient walk-through pantry, and a recently updated stove (2025). A newly installed kitchen sink water filtration system (2025) adds everyday convenience, while the sun-filled dining area overlooks the backyard, making it the perfect setting for family meals and entertaining. The practical walk-through pantry connects directly to the main-floor laundry room and double attached garage, making daily living and grocery unloading effortless. Newly installed zebra blinds throughout the home (2026) provide a modern touch while enhancing privacy and light control. (Some photos have been virtually staged.) Upstairs, a bright and functional bonus room offers exceptional flexibility and can serve as a family room, children's play area, media room, or home office. The upper level also features three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and a relaxing 5-piece ensuite featuring a soaker tub and separate shower. Two additional bedrooms provide ample space for children, guests, or a home office. The undeveloped basement presents an opportunity for future customization and added value. Whether you envision additional bedrooms, a home gym, recreation room, home theatre, or entertainment space, this spacious basement allows you to create the perfect extension of your living area. Step outside and enjoy one of Royal Oak's most desirable features- direct backyard access to walking paths and green space. The low maintenance back yard and patio area provide plenty of room for outdoor entertaining, children's play, gardening, or simply relaxing while enjoying the peaceful surroundings. Recent Updates : • Kitchen Stove (2025) • Kitchen Sink Water Filtration System (2025) • Zebra Blinds Throughout the Home (2026) • Washer & Dryer (2017) • Refrigerator (2017) • Hood Fan (2017) Ideally located close to schools, parks, playgrounds, transit, and the Royal Oak Shopping District, with quick access to Stoney Trail, Crowchild Trail, and major amenities. This is an outstanding opportunity to own a detached home in one of Royal Oak's most desirable locations.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342229
Bedrooms	3
Bathrooms	3
Year Built	2006
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:	1,694.7 sq. ft.
Main Level Finished Area:	733.3 sq. ft.
Upper Level Finished Area:	961.4 sq. ft.
Acreage:	No
Lot Area:	4,187 sq. ft.
Lot Frontage:	38'4"
Front Exposure:	Southeast
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2006 (Age: 20)
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:	0510111
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Royal Oak
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Purifier, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Entrance · 13'11" × 7'7" ·
Main Floor	Living Room · 16'4" × 14'3" ·
Main Floor	Kitchen With Eating Area · 11'2" × 10'7" ·
Main Floor	Dining Room · 11' × 8'2" ·

Main Floor	Laundry · 6' × 5'11" ·
Main Floor	Pantry · 5'5" × 3'1" ·
Upper Level	Bonus Room · 16'11" × 10' ·
Upper Level	Bedroom · 10'10" × 9'3" ·
Upper Level	Bedroom · 11'1" × 9'11" ·
Upper Level	Bedroom - Primary · 13' × 12'4" ·
Upper Level	Walk-In Closet · 5'7" × 5'5" ·
Basement	Furnace/Utility Room · 10'8" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/73-royal-birch-way-nw-calgary-a2342229/

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