

\$669,000 - 123 Royal Birch Manor Nw, Calgary

MLS® #A2245956

\$669,000

5 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

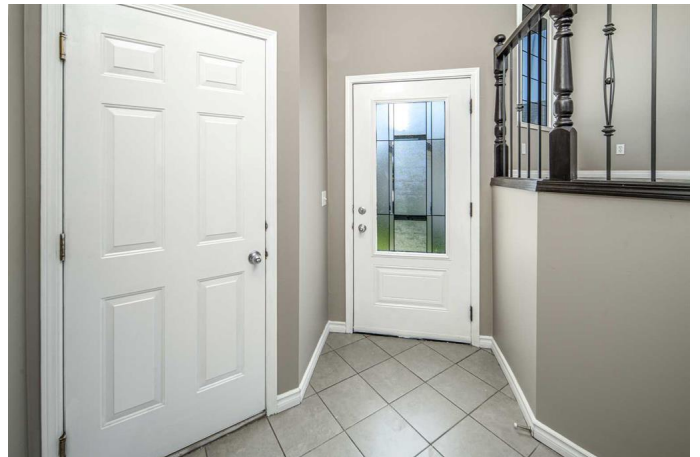
****Open house, 1-3pm Sunday, Aug 17.2025**** Discover this stunning bi-level home boasting over 2000 SF of fully finished living space, nestled in a quiet cul-de-sac in the highly desirable Royal Oak neighborhood. Perfect for any family, this property backs onto serene greenspace and pathways. Step through the front door into a welcoming foyer that offers direct access to the garage for everyday convenience. Ascend the staircase to the main level, where the layout unfolds with a graceful sense of space. To the left, the bright living room flows seamlessly into the dining area, creating an inviting setting for gatherings. Beyond this, the well-appointed kitchen features a generous island and a spacious breakfast nook, perfect for casual meals. From here, a door opens to a sunlit deck overlooking the southwest facing backyard.

On the right side of the main floor, youâ€™™ll find two comfortable bedrooms sharing a stylish 4-piece bathroom, along with a serene primary suite boasting its own 4-piece ensuite and a walk-in closet.

The finished basement offers a versatile family room, two additional bedrooms, another full bathroom, and a dedicated laundry area.

Outside, the picturesque backyard backs onto green space and a peaceful walking path, offering both privacy and a connection to nature.

This move-in-ready home is a true delight to show. Your family will enjoy its splendor for



years to come. Don't miss out on this exceptional opportunity!

Built in 2002

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2245956 |
| Price | \$669,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,176 |
| Acres | 0.09 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 123 Royal Birch Manor Nw |
| Subdivision | Royal Oak |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G5J9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island |
| Appliances | Dishwasher, Electric Stove, Washer/Dryer, Range Hood, Control(s), Garage |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |

| | |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Backs on to Park/Green Space, Rectangular Lot, Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 8th, 2025 |
| Days on Market | 9 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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