

**18 Royal Birch Way NW
Calgary, Alberta****MLS # A2238246****\$749,000**

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,716 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: N/A

Welcome to this inviting two-storey family home in the heart of Royal Oak, one of Northwest Calgary's most sought-after communities. This property offers 3 bedrooms, 2.5 bathrooms with a double attached garage and is the perfect opportunity for first time buyers to get into this desirable community. The main floor features 9-foot ceilings, a spacious foyer, a bright open layout, and a cozy living area. The kitchen includes a centre island and opens to a deck—perfect for entertaining. Upstairs are two generous secondary bedrooms and a large primary suite with a walk-in closet and south facing window. The unfinished basement offers great potential for future development. Outside enjoy the deck and landscaped backyard. Walking distance one minute to Royal Oak School (K-4) and walk 5 minutes to William D. Pratt School (5-9) and Tennis court Basketball court, trails Shane Homes YMCA (Second largest YMCA in the world), and amenities like Starbucks, Walmart, Sobeys, RBC/TD/BMO banks, easy access to Hwy 1A, Stoney Trail, and public transit, this home combines convenience with a family friendly atmosphere. This beautifully updated a generous kitchen equipped with striking quartz counters and backsplash, new plumbing fixtures, new cabinetry. A spacious living, dining room, a walk-through pantry & laundry room. Continue upstairs where you'll find an intimate master's retreat which provides ample space for a king-size bed set. You'll continue to be impressed by the expansive bonus room. Other highlights include a beautifully landscaped backyard with while the 3 new sheds provide ample storage space for your garden tools and other outdoor equipment and mature privacy trees. The house is including A/C, a garage heater. New refrigerator/New kitchen fan/New electric stove. The living room and second floor have

been upgraded to Vinyl Floor . ****BE SURE TO CHECK OUT THE 3D VIRTUAL OPEN HOUSE TOUR for a better look! Quick Possession! THIS ONE WON'T LAST LONG!****Click on the media link and schedule your private showing today!