

# \$769,900 - 214 Royal Birch View Nw, Calgary

MLS® #A2235481

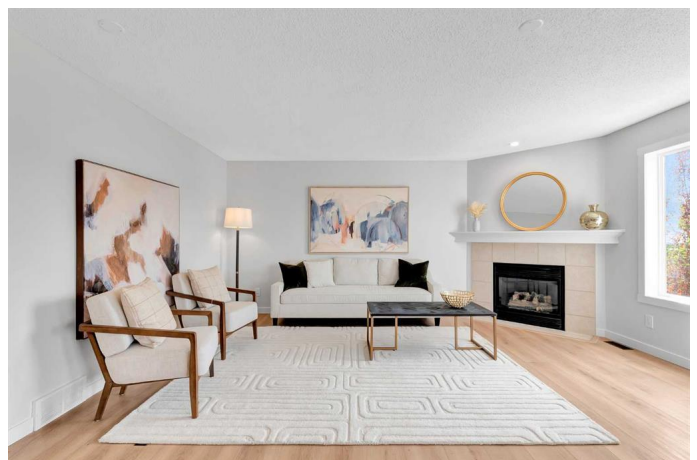
**\$769,900**

4 Bedroom, 4.00 Bathroom, 2,082 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Welcome to this FULLY RENOVATED WALKOUT home, tucked away on a quiet CUL-DE-SAC in the sought-after community of Royal Oak. Offering over 2800 square feet of total living space, this home perfectly blends modern design with everyday functionality. The impressive open-concept main floor features a spacious office, a warm and inviting living room, a sunlit dining area, a gourmet kitchen, and a 2-piece powder room. Wide luxury vinyl plank flooring extends throughout the main level, creating a seamless and elegant flow. The chef-inspired kitchen is equipped with stainless steel appliances, a gas stove, chimney hood fan, quartz countertops, and a convenient walk-in pantry, an ideal setup for both daily living and entertaining. Brand new deck and south-facing backyard, making indoor-outdoor hosting a breeze. Upstairs, the luxurious primary suite serves as a private retreat, bathed in natural light from large windows. Two additional generously sized bedrooms share a well-appointed main bathroom. A versatile bonus room provides additional space for playroom, or media area, while the upper-level laundry room adds everyday convenience. The FULLY FINISHED WALKOUT basement adds tremendous value, offering a fourth bedroom, a full bathroom, and a spacious recreation room, perfect for entertaining guests or enjoying family activities. The fully fenced backyard offers privacy and security, ideal for children and pets. Located close to schools,



parks, walking paths, and open green spaces, this home also enjoys proximity to a wide array of shops, restaurants, and convenient access to major routes such as Stoney Trail and Crowchild Trail, ensuring effortless commuting. This is a rare opportunity to own a thoughtfully renovated home in one of Calgary’s most family-friendly neighborhoods.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235481    |
| Price          | \$769,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,082       |
| Acres          | 0.10        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 214 Royal Birch View Nw |
| Subdivision | Royal Oak               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 5J8                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                        |
| Cooling           | None                                                                              |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Gas                                                                               |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full, Walk-Out                                                          |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Other                   |
| Lot Description   | Cul-De-Sac, See Remarks |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame              |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 5               |
| Zoning         | R-CG            |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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