

# \$829,900 - 214 Royal Birch View Nw, Calgary

MLS® #A2223279

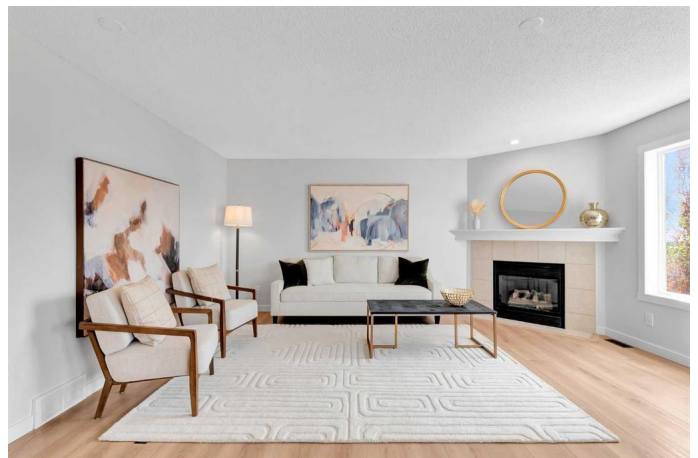
**\$829,900**

4 Bedroom, 4.00 Bathroom, 2,082 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

OPEN HOUSE SAT and SUN 1-3PM MAY 24 and 25. Welcome to this FULLY RENOVATED 4-bedroom, 3.5-bathroom 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® #	A2223279
Price	\$829,900
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 May 23rd, 2025  
Days on Market 6  
Zoning R-CG  
HOA Fees 210  
HOA Fees Freq. ANN

### Listing Details

Listing Office Homecare Realty Ltd.

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