

\$699,900 - 32 Royal Birch Park Nw, Calgary

MLS® #A2270341

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3 Bedroom, 4.00 Bathroom, 1,653 sqft

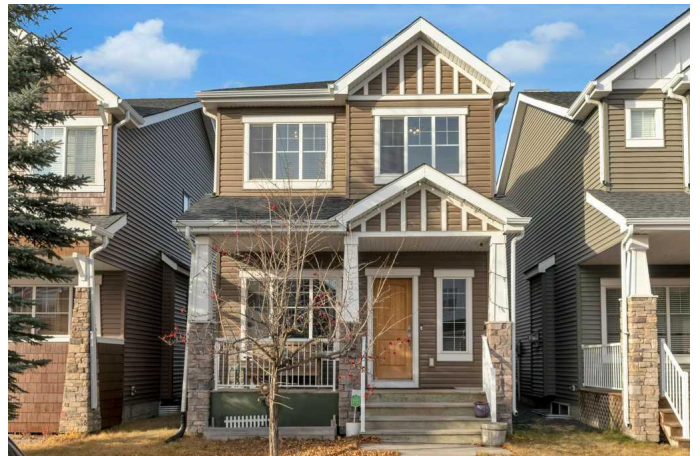
Residential on 0.07 Acres

Royal Oak, Calgary, Alberta

This 3 bedroom Character Home with a welcoming PORCH is READY for you to call HOME. The "Advantage 2" floor plan built by Birch Wood Properties, is a sprawling 2402 square feet on 3 levels!

This home features 9-foot ceilings, and a consistent comfortable air temperature courtesy of AIR CONDITIONING for hot days or a HIGH EFFICIENCY FURNACE for the cold ones. This floor plan's features just make sense. The Main-floor, the den is found by the front door, a spacious great room, and a bright dining area. The kitchen is the true heart of the home, featuring a massive 15-foot layout, a walk-in pantry, and upgraded appliances that are ready for your culinary masterpieces. A 2-piece powder room is discreetly located in the back mud room. And because "move-in ready" should mean ready, the entire home features upgraded lighting throughout. No dark corners or sad, single-bulb rooms here. It's all framed by rich, natural wood window coverings that add a touch of class and, more importantly, privacy when you need it.

The Upper Floor: This is where the "Advantage" floor plan really kicks in. The primary suite is a true owner's retreat, boasting a 14'x11' bedroom plus a 9'x5' sitting area, a full ensuite, and a walk-in closet. The UPSTAIRS LAUNDRY (with upgraded washer/dryer) is right where the clothes live. No need to haul baskets up and down three flights of stairs. Two other



generous bedrooms, and a 4-pc bathroom complete this perfect family level.

The basement is fully developed with another (750 sq. ft.) of living space, featuring a massive family room for movie nights, an area for hobbies or crafts, a 2 pc powder room and ample storage for all the things you promise youâ€™ll use one day.

Step out back into your new happy place, this is a fully landscaped, MAINTENANCE-FREE Outdoor â€œOasisâ€• Featuring a stamped concrete patio, and two edible gardens ready for your inner chef. To top it all off, you also have a DOUBLE DETACHED garage to keep your vehicles cozy all winter.

This is the one youâ€™ve been waiting for. Itâ€™s the perfect blend of a classic â€œCharacter Homeâ€• with modern upgrades you want; in a community youâ€™ll love.

Donâ€™t miss this one! Call your favourite REALTOR® to book a private showing

Built in 2010

Essential Information

MLS® #	A2270341
Price	\$699,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,653
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	32 Royal Birch Park Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0B8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	ENERGY STAR Qualified Equipment
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, City Lot
Roof	Asphalt
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Estate Professionals Inc.
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