



THE
A-TEAM

**RE/MAX
FIRST**

123 ROYAL BIRCH Manor, Calgary T3G5J9

MLS®#: **A2139209** Area: **Royal Oak** Listing Date: **06/06/24** List Price: **\$699,000**
 Status: **Active** County: **Calgary** Change: **-\$61k, 19-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2002** Abv Sqft: **1,175**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,896 sqft** Ttl Sqft: **1,175**
 Lot Shape:

DOM

22
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Washer/Dryer**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	4`11" x 71`1"	Bedroom - Primary	Main	14`0" x 11`0"
Walk-In Closet	Main	6`6" x 5`0"	4pc Bathroom	Main	4`11" x 7`10"
Bedroom	Main	8`0" x 11`10"	Bedroom	Main	10`1" x 12`0"
Dining Room	Main	9`10" x 8`8"	Kitchen	Main	11`8" x 12`4"
Living Room	Main	19`7" x 9`0"	Entrance	Main	6`6" x 8`6"
Furnace/Utility Room	Basement	8`9" x 7`8"	Bedroom	Basement	15`11" x 9`0"
Family Room	Basement	21`5" x 11`10"	Bedroom	Basement	15`11" x 10`1"

4pc Bathroom

Basement

5`7" x 11`5"

Laundry
Legal/Tax/Financial

Basement

11`8" x 9`5"

Title:
Fee Simple
Legal Desc:

0112876

Zoning:
R-C1N

Remarks

Pub Rmks: *****ROYAL OAK GEM BACKING ONTO PARK*** Open house on Saturday, June 29*** Discover this stunning bi-level home boasting over 2300 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. Key features include: - Extensive renovations in 2011, featuring dark hardwood floors, stainless steel appliances, upgraded lighting, and modern kitchen and bathroom decor. - New roof shingles installed in 2014. - Total of 5 bedrooms and 3 full bathrooms. - Spacious wooden deck with a fenced yard. - Fully finished basement, complete with permits. 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!**

Inclusions:
Property Listed By:

N/A
Homecare Realty Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









