



THE
A-TEAM

**RE/MAX
FIRST**

122 ROYAL BIRCH Gardens, Calgary T3G 5H9

MLS®#: **A2144316** Area: **Royal Oak** Listing Date: **06/27/24** List Price: **\$688,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **4,014 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,630**
 Low Sqft:
 Ttl Sqft: **1,630**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Range Hood,Washer,Window Coverings**
 Int Feat: **Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`6" x 10`0"	2pc Bathroom	Main	5`0" x 6`11"
Laundry	Main	7`5" x 6`5"	Living Room	Main	12`7" x 14`0"
Kitchen With Eating Area	Main	10`9" x 11`1"	Dining Room	Main	11`4" x 8`1"
Other	Main	16`4" x 11`10"	Walk-In Closet	Upper	5`5" x 7`2"
4pc Ensuite bath	Upper	4`11" x 7`2"	Bedroom - Primary	Upper	13`11" x 11`11"
4pc Bathroom	Upper	4`11" x 7`9"	Bedroom	Upper	8`9" x 10`8"
Bedroom	Upper	9`7" x 10`11"	Bonus Room	Upper	13`8" x 13`11"

Furnace/Utility Room
Bedroom

Basement
Basement

7`4" x 14`10"
8`11" x 10`11"

Storage
Game Room
Legal/Tax/Financial

Basement
Basement

5`8" x 7`3"
12`8" x 18`7"

Title:
Fee Simple
Legal Desc:

0013204

Zoning:
R-C1

Remarks

Pub Rmks:

This spacious home offers 2,178 sqft of total living area. Ideally located on a quiet street, this home is just steps away from a large green space, a five-minute walk via pathways to a public school, and only a few minutes' drive to the new C-train station. Inside, you'll find four bedrooms in total—three on the upper floor and one in the basement. The home features an open floor plan, enhancing the sense of space and flow. The well-lit bonus room, with its large windows, is a perfect spot for relaxation or entertainment. The basement has plenty of storage space, and the garage is insulated on the sides. The roof is replaced in 2019! The west-facing backyard includes a large deck and is fenced. Additionally, the backyard features a dog house, making it a great choice for pet owners. Don't miss this!

Inclusions:
Property Listed By:

N/A
Kirin Realty & Management Inc.

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









