



THE
A-TEAM

**RE/MAX
FIRST**

59 ROYAL BIRCH Street, Calgary T3G 5X5

MLS®#: **A2160882** Area: **Royal Oak** Listing Date: **08/28/24** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **5,758 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,421**
 Low Sqft:
 Ttl Sqft: **1,421**

DOM

21
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Gazebo,Irregular Lot,Landscaped,Level**
 Park Feat: **220 Volt Wiring,Double Garage Attached,Garage Door Opener,Private Electric Vehicle Charging Station(s)**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Jetted Tub,Kitchen Island,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	15`0" x 13`0"
Kitchen With Eating Area	Main	18`6" x 16`0"
Bedroom	Main	10`6" x 8`0"
Bedroom	Basement	12`0" x 11`8"
Nook	Basement	11`8" x 10`6"
4pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	12`0" x 11`0"
Bedroom - Primary	Main	13`6" x 12`0"
Bedroom	Basement	12`0" x 11`8"
Game Room	Basement	29`0" x 13`0"
4pc Ensuite bath	Main	
4pc Bathroom	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0414461

Zoning:
R-C1

Remarks

Pub Rmks: **Fully developed bungalow with over 2600 sq. ft. of comfortable, open concept living with vaulted ceilings, maple hardwood floors, kitchen island, formal dining room, gas fireplace and a 22'x22' garage equipped with 220v fast charger for EV. 2 bedrooms up with 2 full bathrooms. Lower level features 2 bedrooms, full bathroom with jetted tub, rec room and a large TV area. 16'6" x 8' covered deck. Fully fenced yard with fire pit and gazebo.**

Inclusions: **n/a**
Property Listed By: **Heritage Elite Realty**

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





