



THE
A-TEAM

**RE/MAX
FIRST**

62 ROYAL BIRCH Gardens, Calgary T3G 5H9

MLS®#: **A2164032**

Area: **Royal Oak**

Listing Date: **09/13/24**

List Price: **\$649,000**

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: **4,962 sqft**
Lot Shape:

Access:

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

DOM

6

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`5" x 5`8"	2pc Bathroom	Main	4`9" x 5`0"
Laundry	Main	3`3" x 6`9"	Living Room	Main	14`0" x 12`11"
Mud Room	Main	2`10" x 8`6"	Dining Room	Main	9`7" x 7`11"
Kitchen	Main	11`10" x 9`7"	Pantry	Main	3`8" x 3`7"
Other	Main	15`11" x 19`6"	Bedroom	Upper	8`7" x 10`8"
Bedroom	Upper	10`11" x 11`11"	4pc Bathroom	Upper	4`11" x 7`4"
Bedroom - Primary	Upper	11`11" x 13`10"	Furnace/Utility Room	Basement	14`3" x 12`11"

Family Room
Bedroom
3pc Ensuite bath

Basement
Basement
Upper

14`10" x 11`5"
10`1" x 13`7"
10`7" x 5`0"

Storage
Nook

Basement
Basement

10`4" x 7`3"
7`11" x 6`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0013204

Zoning:
R-C1

Remarks

Pub Rmks: **This home offers 1,868 sqft of living space on a quiet street, just steps from a green space and a short walk to a nearby school. Tuscany Station is only a few minutes' drive away for added convenience. Featuring four bedrooms—three upstairs and one in the basement—the home boasts an open layout that enhances the spacious feel. The bright bonus room with large windows is perfect for relaxation or hosting guests. Upstairs, there are no carpets, making cleaning a breeze. The laundry is conveniently located in the mudroom on the main floor. The basement, with freshly re-painted walls, also provides plenty of storage, and the roof was replaced in 2019. Close to Walmart, Sobeys, and a YMCA, this home offers easy access to shopping and fitness options. Don't miss out on this great opportunity!**

Inclusions: **N/A**
Property Listed By: **Kirin Realty & Management Inc.**

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









