

\$639,000 - 123 Royal Birch Manor Nw, Calgary

MLS® #A2245956

\$639,000

5 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

****Open house, 1-3pm Saturday, Sep 20, 2025**** Discover this stunning bi-level home boasting over 2000 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.

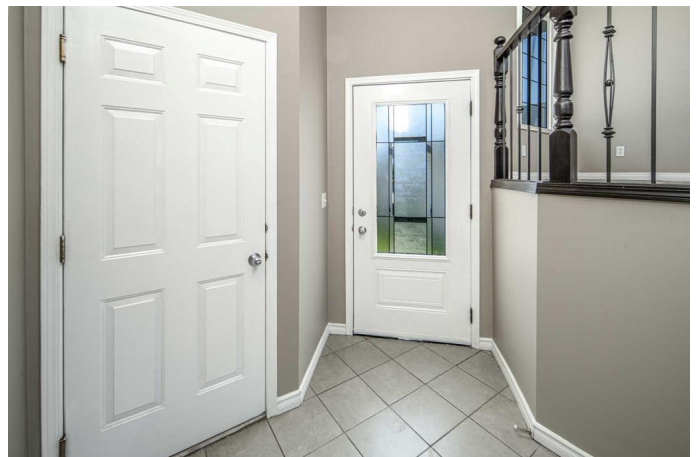
Step through the front door into a welcoming foyer that offers direct access to the garage for everyday convenience. Ascend the staircase to the main level, where the layout unfolds with a graceful sense of space. To the left, the bright living room flows seamlessly into the dining area, creating an inviting setting for gatherings. Beyond this, the well-appointed kitchen features a generous island and a spacious breakfast nook, perfect for casual meals. From here, a door opens to a sunlit deck overlooking the southwest facing backyard.

On the right side of the main floor, youâ€™™ll find two comfortable bedrooms sharing a stylish 4-piece bathroom, along with a serene primary suite boasting its own 4-piece ensuite and a walk-in closet.

The finished basement offers a versatile family room, two additional bedrooms, another full bathroom, and a dedicated laundry area.

Outside, the picturesque backyard backs onto green space and a peaceful walking path, offering both privacy and a connection to nature.

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!

Built in 2002

Essential Information

MLS® #	A2245956
Price	\$639,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,176
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	123 Royal Birch Manor Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5J9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Backs on to Park/Green Space, Cul-De-Sac, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 8th, 2025
Days on Market 42
Zoning R-CG

Listing Details

Listing Office Homecare Realty Ltd.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.