

# \$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 27, 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.

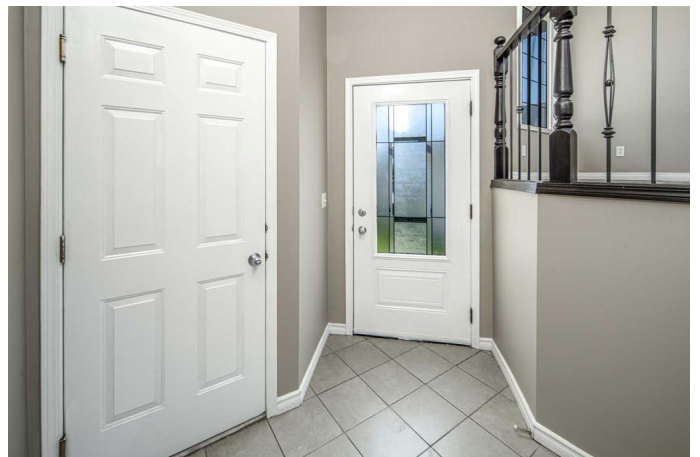
Step through the front door into a welcoming foyer that offers direct access to the garage for everyday convenience. Ascend the staircase to the main level, where the layout unfolds with a graceful sense of space. To the left, the bright living room flows seamlessly into the dining area, creating an 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        52  
Zoning                    R-CG

**Listing Details**

Listing Office            Homecare Realty Ltd.

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