

# \$764,900 - 96 Royal Birch Crescent Nw, Calgary

MLS® #A2193911

**\$764,900**

3 Bedroom, 3.00 Bathroom, 2,025 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

**\*\* Please click on "Videos" for 3D tour \*\***

**SUPER RARE** location - backing onto a park with access from your back gate! This fully developed 2 storey home sits on a super quiet street and features: 3 good sized bedrooms, 2.5 bathrooms, over 2800 sq ft developed, granite counters, large bonus room, U/G sprinklers, massive deck, shed, basement includes rough-in home theater, greenhouse, 9 ft main floor ceilings, SS appliances, insulated/drywalled double attached garage with 3- 240V sockets and much more! Location can't be beat - backing onto park, whisper quiet cul-de-sac, close to all schools & amenities and very easy access to Stoney Trail/Deerfoot Trail/Crowchild Trail! Vacant, clean and ready for new owners!

Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2193911    |
| Price          | \$764,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,025       |
| Acres          | 0.09        |
| Year Built     | 2004        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 96 Royal Birch Crescent Nw |
| Subdivision | Royal Oak                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 5N8                    |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 4                                              |
| Parking        | Double Garage Attached, Insulated, See Remarks |
| # of Garages   | 2                                              |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Wired for Sound, Wired for Data |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                             |
| Cooling           | None                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                   |
| Fireplaces        | Gas, Living Room                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                      |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Rain Gutters                       |
| Lot Description   | Rectangular Lot                    |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame, Concrete |
| Foundation        | Poured Concrete                    |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 24th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 1    |
| Zoning         | R-CG |

## **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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