

\$975,000 - 226 Royal Birch View Nw, Calgary

MLS® #A2242731

\$975,000

3 Bedroom, 3.00 Bathroom, 1,635 sqft
Residential on 0.16 Acres

Royal Oak, Calgary, Alberta

Welcome to this stunning home nestled in a tranquil cul-de-sac, backing onto a lush green space, offering unmatched privacy and serenity. Situated on a spacious lot of over 7,100 sqft, this residence seamlessly combines comfort with elegance, flooded with abundant natural light throughout. The inviting entryway features a beautiful arched front door with decorative stained glass windows, leading into a welcoming space with a transition from a tiled foyer to warm, honey-tone hardwood flooring that enhances the home's natural lighting.

The interior boasts a modern open-concept living area centered around a stunning fireplace set against a stylish stone accent wall—ideal for cozy gatherings. Decorative recessed lighting in the ceiling and elegant wall sconces along the side walls provide warm ambient illumination, creating a cozy and inviting atmosphere. Large windows throughout flood the space with sunlight and showcase scenic views of the surrounding greenery. The sleek kitchen is a chef's dream, featuring a gas stove with two ovens, rich, dark wood cabinetry, black granite countertops, and stainless steel appliances, including a side-by-side refrigerator—perfect for cooking and entertaining.

Designed for year-round comfort, the home features in-floor heating. The walkout basement offers two spacious bedrooms, each



bright and large with ample closet space, and large windows that flood the space with natural light, along with a decorative fireplace that adds warmth and charm. The main floor features a generous master bedroom designed as a peaceful retreat. An elegant curved staircase with a polished wooden handrail and decorative metal balusters adds a sophisticated touch and connects the lower level to the upper.

Additional large windows throughout the home fill the space with natural sunlight, creating a lively, cheerful ambiance. This property offers an ideal blend of spaciousness, natural beauty, and stylish finishes—making it perfect for families, downsizers, or investors seeking a move-in-ready home in a peaceful, green setting.

Built in 2004

Essential Information

MLS® #	A2242731
Price	\$975,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	226 Royal Birch View Nw
Subdivision	Royal Oak

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5J8

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Oven-Built-In
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2025
Days on Market	18
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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