

\$749,900 - 96 Royal Birch Crescent Nw, Calgary

MLS® #A2193911

\$749,900

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	\$749,900
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	Insulated, Double Garage Attached, See Remarks
# of Garages	2

Interior

Interior Features	Kitchen Island, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Wired for Data, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Electric Stove, 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	Wood Frame, Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

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

Days on Market	40
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.