

# \$589,900 - 101 Royal Birch Mews Nw, Calgary

MLS® #A2235092

**\$589,900**

3 Bedroom, 4.00 Bathroom, 1,115 sqft  
Residential on 0.13 Acres

Royal Oak, Calgary, Alberta

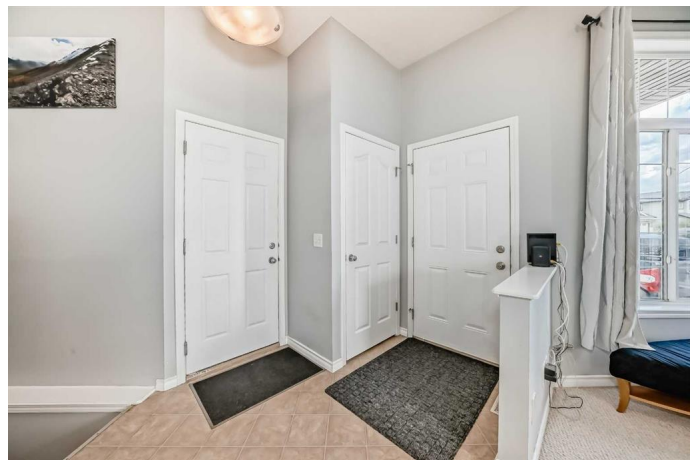
Property is now pending till July 8th.  
Welcome to this stunning and spacious bungalow, perfectly situated on a massive corner lot in the highly sought-after and family-friendly community of Royal Oak.

This rare gem features a double front-attached garage and an expansive concrete parking pad that can easily accommodate up to four vehicles, including RV parking—a true bonus in any Calgary neighborhood.

The home boasts a thoughtfully designed layout with vaulted ceilings, four full bathrooms, and a large backyard, offering ample space for entertaining, gardening, or simply relaxing in privacy.

Inside, the main floor welcomes you with an open-concept living space, highlighted by a cozy gas fireplace and beautiful vaulted ceilings that enhance the sense of space and light. The kitchen is spacious and functional, featuring plenty of cabinetry and counter space, and flows seamlessly into a dedicated dining area. This level also includes two generously sized bedrooms, including a primary suite complete with a private ensuite and a walk-in closet for added comfort.

Downstairs, the illegal basement suite offers incredible flexibility and value. With its own separate entrance, this level includes a full kitchen, a large living area, a massive



bedroom with ensuite, a den or office space, another full bathroom, and separate laundry facilitiesâ€”perfect for extended family, guests, or potential rental income.

This beautifully maintained property offers a blend of space, convenience, and versatility in a vibrant community close to parks, schools, shopping, and public transit. Donâ€™t miss your chance to own a rare bungalow on one of the best lots in Royal Oak!

Built in 2004

**Essential Information**

MLS® #	A2235092
Price	\$589,900
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	1,115
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	101 Royal Birch Mews Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5N9

**Amenities**

Parking Spaces	7
Parking	Additional Parking, Concrete Driveway, Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Separate Entrance, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Den
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Private Entrance
Lot Description	Rectangular Lot, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	7
Zoning	R-C1

## Listing Details

Listing Office	Grand Realty
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