

# \$769,000 - 14 Royal Birch Terrace Nw, Calgary

MLS® #A2240858

**\$769,000**

4 Bedroom, 4.00 Bathroom, 2,017 sqft

Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

Welcome to this bright and inviting 3-bedroom, 2.5-bathroom home, offering an amazingly well designed floor plan perfect for family living and entertaining. Step inside to a sun-filled living room with soaring vaulted ceiling that enhances the sense of space and light throughout the main floor.

The heart of the home features a beautifully appointed kitchen with granite countertops, plenty of cabinetry, and an open flow into the spacious breakfast nook area—ideal for gatherings and everyday meals. Adjacent to the kitchen, the large family room with a fireplace provides the perfect spot to relax. A large main floor dining area is great for formal dining OR offers an office space to work from home as it is currently used. This space is also great for those with small kids and all their toys and within close proximity to both your living areas.

Upstairs, the bright and generous primary suite includes a full ensuite bathroom with a luxurious jetted tub—your private retreat at the end of the day. Two additional bedrooms and a 4-piece bathroom complete the upper level, providing comfort and space for the whole family.

The recently fully finished basement has a large rec room, additional bedroom, den/flex space AND a 4 pce bathroom! Great for a growing family!



Located in a family-friendly neighborhood close to shopping, schools, parks, public transportation, and major roadways, this home combines comfort, convenience, and long-term value.

Donâ€™t miss your chance to own this exceptional family home!

Built in 2003

**Essential Information**

MLS® #	A2240858
Price	\$769,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,017
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	14 Royal Birch Terrace Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5N7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	KIC Realty
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