

214 Royal Birch View NW
Calgary, Alberta

MLS # A2181927



\$599,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,011 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry		

Inclusions: N/A

Are you ready to bring your creative vision to life? This 3-bedroom (plus den!) walk-out basement family home, tucked away on a quiet cul-de-sac, is a canvas waiting for your personal touch. With a little TLC, it promises tremendous value and an inviting layout that's perfect for modern living. On the main floor, you'll find a cozy den or office space—ideal for remote work or study. Step into the sun-drenched, open-concept living area featuring a spacious kitchen, dining nook, and a living room warmed by a charming corner gas fireplace. The south-facing windows flood the space with natural light, creating a cheerful and inviting atmosphere. The kitchen is designed for both functionality and style, boasting a handy island for meal prep, a pantry to keep clutter at bay, and newer stainless steel appliances, including a gas range and fridge. Upstairs, the oversized bonus room is ready to host movie nights, game marathons, or just some good old-fashioned family fun. The primary suite, with its south-facing orientation, is brimming with potential. Imagine stepping out onto a future balcony to enjoy stunning city and mountain views. The primary bedroom also features a walk-in closet with shelving organizers and a 4-piece ensuite waiting for your finishing touches. Two additional bedrooms, a 4-piece bathroom, and a convenient upstairs laundry room complete the upper level. Downstairs, the unfinished basement is a blank slate—envision a home gym, guest suite, or anything else your heart desires. The double-attached garage also offers endless possibilities for customization. This home is packed with potential and ready for you to make it your own. Royal Oak, located in northwest Calgary, is a family-friendly community known for its scenic parks and proximity to the Rocky Mountains. It offers convenient access to major roadways like Stoney

Trail, close connections to public transit via the Tuscany LRT station, and is about a 20-30 minute drive to downtown Calgary. Don't miss your chance—schedule a showing today and start dreaming big!