

\$764,900 - 96 Royal Birch Crescent Nw, Calgary

MLS® #A2193911

\$764,900

3 Bedroom, 3.00 Bathroom, 2,025 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

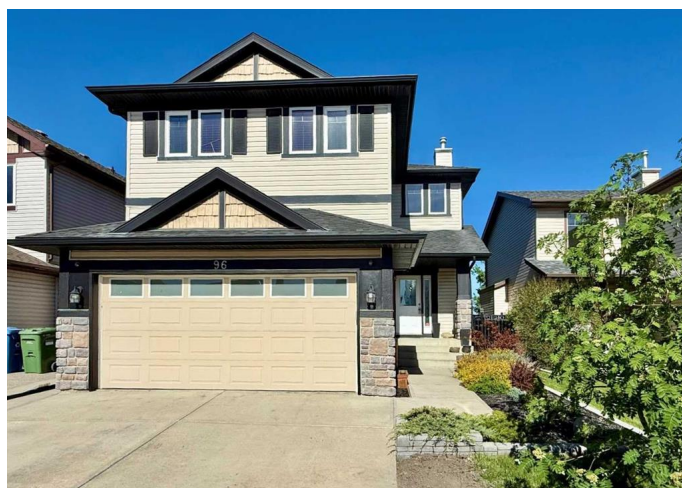
**** Please click on "Videos" for 3D tour ****

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 | \$764,900 |
| 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 | Double Garage Attached, Insulated, See Remarks |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Closet Organizers, Granite Counters, Kitchen Island, Vaulted Ceiling(s), Wired for Data, Wired for Sound |
| Appliances | Dishwasher, Refrigerator, Dryer, Electric Stove, Garage Control(s), Range Hood, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Rain Gutters |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame, Concrete |
| Foundation | Poured Concrete |

Additional Information

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

| | |
|----------------|------|
| Days on Market | 14 |
| Zoning | R-CG |

Listing Details

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

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