$789,000 - 61 Royal Birch Grove Nw, Calgary

MLS® #A2260784

$789,000
3 Bedroom, 3.00 Bathroom, 1,229 sqft
Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

Welcome to this beautifully maintained WALK-OUT BUNGALOW nestled in the highly sought-after community of Royal Oak. Located on a quiet street and situated on a spacious pie-shaped lot, this home offers a perfect blend of comfort, functionality, and income potential. The main level features two bedrooms, a bonus room, two full bathrooms, and laundry. The primary suite has a walk-in closet, and a 3 piece ensuite. The kitchen, dining and living spaces are quite spacious, and have large windows which brings in a ton of natural light. Completing the main floor is a great balcony backing onto green space and a walking/bike path. Downstairs, you'll find a fully developed and LEGAL BASEMENT SUITE with a private entranceâ€”perfect for extended family, adult children, or rental income. The suite includes a full kitchen, generous living spaces, an oversized bedroom, and 4-piece bath. Outside, enjoy the expansive pie-shaped backyard, offering endless potential for gardening, play, or future landscaping projects. This is a rare find in a family-friendly neighborhood. Book your showing today!

Built in 2001

Essential Information

MLS® #	A2260784
Price	$789,000
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	1,229
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	61 Royal Birch Grove Nw
Community	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5K5

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings, Electric Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Suite

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Pie Shaped Lot

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	15
Zoning	R-CG
HOA Fees Freq.	ANN

Listing Details

Listing Office	City Homes Realty

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