

# \$1,569,750 - 59 Royal Birch Cove Nw, Calgary

MLS® #A2188881

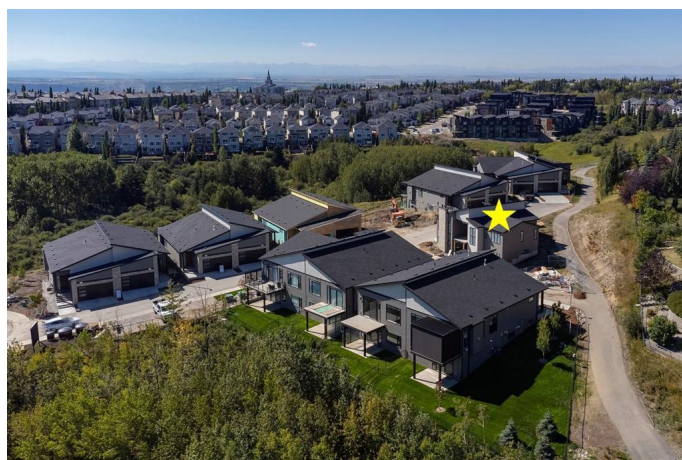
**\$1,569,750**

3 Bedroom, 3.00 Bathroom, 1,639 sqft

Residential on 0.07 Acres

Royal Oak, Calgary, Alberta

The Villas at Birch Point gives you the opportunity to live in an exclusive project in one of NW Calgary's most beloved communities—Royal Oak. Overlooking the Royal Oak Natural Ravine Park, this 3-Bedroom plus Den, 2.5-bath, 2,946 sq. ft. (1,639 sq.ft. RMS) Villa with a double attached garage and a fully developed walk-out basement is sure to fit your lifestyle. The main floor open-concept layout features 10' high main floor ceilings, a chef-inspired kitchen with an upgraded appliance package, quartz countertops throughout and custom full-height cabinetry opening onto the dining room with access to the 12' x 10' covered vinyl deck with motorized privacy screens. The spacious great room is completed with a gas fireplace. A spacious primary bedroom appointed with a 5-piece ensuite including a luxurious curbless, full tiled walk-in shower, walk-in closet, in-suite laundry for added convenience, and private den complete the main floor. Downstairs, you'll find two generously sized bedrooms, a full bathroom, exercise room, games area, family room with gas fireplace and wet bar, and walk-out access to a lower-level sunken concrete patio. The Villas at Birch Point have been crafted for better living with no detail overlooked. The high-quality, low-maintenance materials ensure long-term, worry-free living. Condo fees include building insurance, exterior building maintenance and long-term reserve/replacement fund, landscape maintenance, snow removal service, and



garbage/recycling/organics service so you can enjoy the Royal Oak lifestyle. With Country Hills Blvd and Stoney Trail just moments away and local shopping and amenities steps from your doorstep, youâ€™re never too far from your favourite places in the NW. Possession estimated June/July 2025 â€”make this exclusive opportunity yours today!

Built in 2024

**Essential Information**

MLS® #	A2188881
Price	\$1,569,750
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,639
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	59 Royal Birch Cove Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5P9

**Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Built-In Electric Range, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 20th, 2025
Days on Market	120
Zoning	R-C2

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.