

# \$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

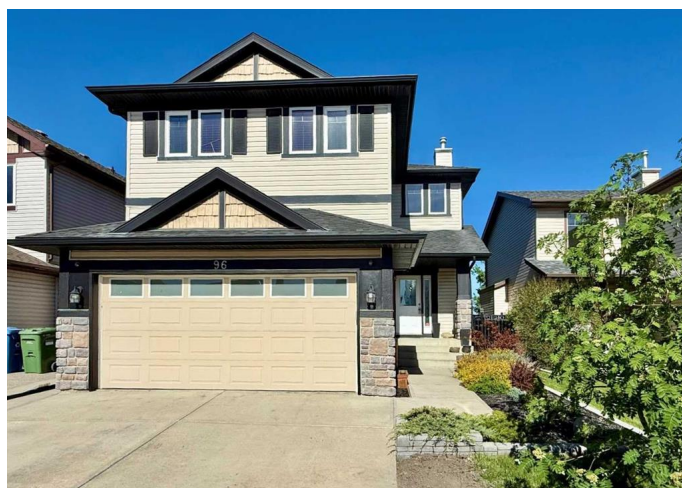
**\*\* Please click on "Videos" for 3D tour \*\***

**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, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Wired for Sound, Wired for Data
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
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
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Days on Market	2
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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