# \$589,900 - 101 Royal Birch Mews Nw, Calgary

MLS® #A2235092

# \$589,900

3 Bedroom, 4.00 Bathroom, 1,115 sqft Residential on 0.13 Acres

Royal Oak, Calgary, Alberta

Waiting for deposit but this Property is now pending till July 8th. Welcome to this stunning and spacious bungalow, perfectly situated on a massive corner lot in the highly sought-after and family-friendly community of Royal Oak.

This rare gem features a double front-attached garage and an expansive concrete parking pad that can easily accommodate up to four vehicles, including RV parkingâ€"a true bonus in any Calgary neighborhood.

The home boasts a thoughtfully designed layout with vaulted ceilings, four full bathrooms, and a large backyard, offering ample space for entertaining, gardening, or simply relaxing in privacy.

Inside, the main floor welcomes you with an open-concept living space, highlighted by a cozy gas fireplace and beautiful vaulted ceilings that enhance the sense of space and light. The kitchen is spacious and functional, featuring plenty of cabinetry and counter space, and flows seamlessly into a dedicated dining area. This level also includes two generously sized bedrooms, including a primary suite complete with a private ensuite and a walk-in closet for added comfort.

Downstairs, the illegal basement suite offers incredible flexibility and value. With its own separate entrance, this level includes a full kitchen, a large living area, a massive







bedroom with ensuite, a den or office space, another full bathroom, and separate laundry facilitiesâ€"perfect for extended family, guests, or potential rental income.

This beautifully maintained property offers a blend of space, convenience, and versatility in a vibrant community close to parks, schools, shopping, and public transit. Don't miss your chance to own a rare bungalow on one of the best lots in Royal Oak!

Built in 2004

### **Essential Information**

MLS® # A2235092 Price \$589,900

Bedrooms 3
Bathrooms 4.00
Full Baths 4

Square Footage 1,115
Acres 0.13
Year Built 2004

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 101 Royal Birch Mews Nw

Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta
Postal Code T3G 5N9

## **Amenities**

Parking Spaces 7

Parking Additional Parking, Concrete Driveway, Double Garage Attached

# of Garages 2

### Interior

Interior Features Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan,

Separate Entrance

Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer

Heating Central, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Den

Has Basement Yes

Basement Exterior Entry, Full, Suite, Walk-Up To Grade

## **Exterior**

Exterior Features Private Entrance

Lot Description Paved, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed June 26th, 2025

Days on Market 4

Zoning R-C1

# **Listing Details**

Listing Office Grand Realty

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