

\$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 entrance—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!

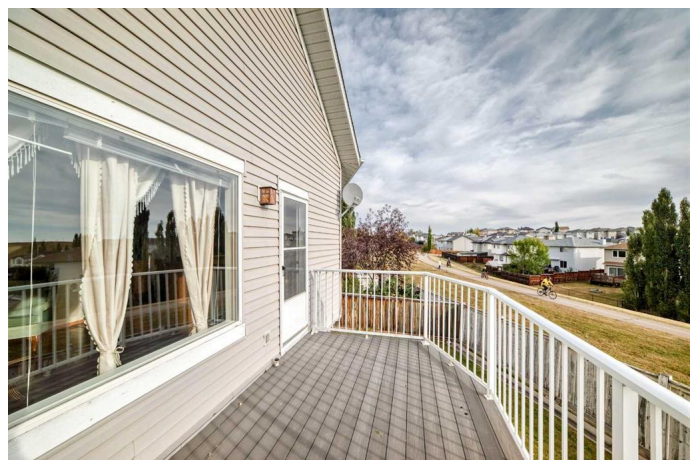
Built in 2001

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
Subdivision	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	5
Zoning	R-CG
HOA Fees Freq.	ANN

Listing Details

Listing Office	City Homes Realty
----------------	-------------------

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.