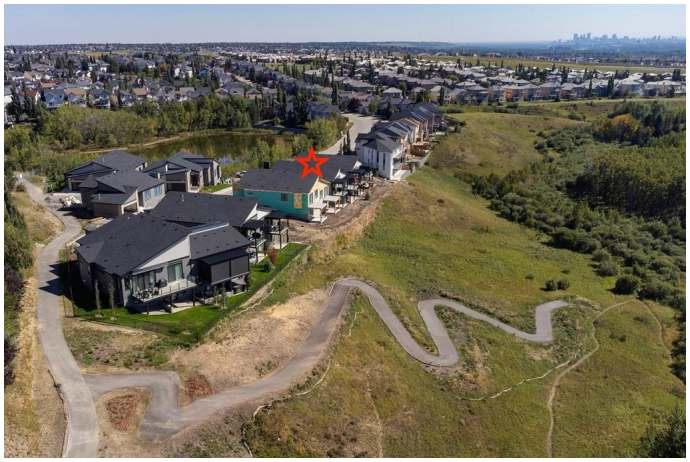
$1,391,250 - 27 Royal Birch Cove Nw, Calgary

MLS® #A2190918

$1,391,250
3 Bedroom, 3.00 Bathroom, 1,217 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 Calgaryâ€™s most beloved communitiesâ€”Royal Oak. Overlooking the Royal Oak Natural Ravine Park, this 3-Bedroom, 2.5-bath, 2,240 sq. ft. (1,217 sq.ft. main floor RMS) Villa with a double attached garage and a fully developed walk-out basement is sure to fit your lifestyle perfectly. The main floor open-concept layout features 10â€™ 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. The spacious living room is completed with a gas fireplace and access to an expansive 15â€™ x 10â€™ balcony overlooking the scenic, natural surroundings. A spacious primary bedroom appointed with a 4-piece ensuite including a luxurious curbless, full tiled walk-in shower, walk-in closet and in-suite laundry for added convenience completes the main floor. Downstairs, youâ€™ll find two generously sized bedrooms, a full bathroom and additional living space with a wet bar that is perfect for entertaining. Walk-out access to a lower-level concrete patio with professionally designed landscaping included. 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. The Villas have been constructed 'Elevator Ready' to accommodate future elevator

installation if desired. 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 Spring 2025 â€”make this exclusive opportunity yours today! RMS measurements taken from plan as home is under construction. Photos from similar unit.

Built in 2024

Essential Information

MLS® #	A2190918
Price	$1,391,250
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,217
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	27 Royal Birch Cove Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5P9

Amenities

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

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
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 29th, 2025
Days on Market	92
Zoning	R-C2

Listing Details

Listing Office	RE/MAX Real Estate (Central)

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