

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

MLS® #A2247311

\$1,391,250

3 Bedroom, 3.00 Bathroom, 1,217 sqft

Single Family 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, 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 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. The spacious living room is completed with a gas fireplace and access to an expansive 15' x 10' 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, you'll find two generously sized bedrooms, a full bathroom and additional living space with a wet bar (including bar fridge) that is perfect for entertaining. Walk-out access to a lower-level concrete patio with professionally designed landscaping and fully-fenced yard 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. RMS measurements taken from plan as home is under construction. Photos from similar unit. (id:6289)

Built in 2024

Essential Information

Listing #	A2247311
Price	\$1,391,250
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,217
Acres	0.07
Year Built	2024
Type	Single Family
Sub-Type	Bare Land Condo
Style	Bungalow

Community Information

Address	27 Royal Birch Cove Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G5P9

Amenities

Amenities	Park, Playground, Schools, Shopping, Other
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Features	Other, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX House of Real Estate



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Listing information last updated on November 2nd, 2025 at 8:16pm CST