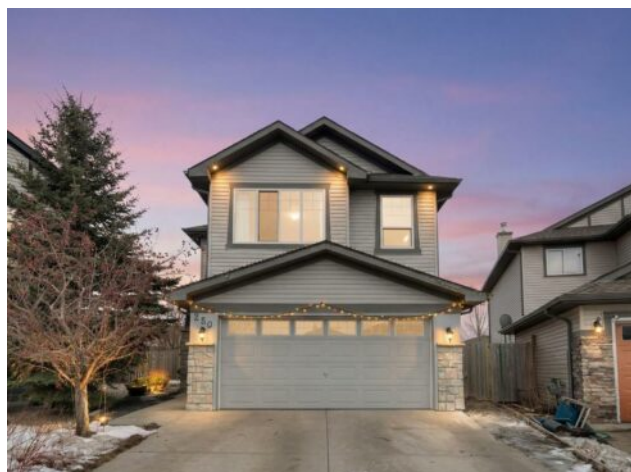


250 Royal Birch Mews NW
Calgary, Alberta

MLS # A2283837



\$699,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,704 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Storage		

Inclusions: N/A

Hello, Gorgeous! Located on a quiet cul-de-sac in the sought-after community of Royal Oak, this well-maintained family home offers over 1,700 sq. ft. of above-grade living space, a sunny south-facing backyard, and a layout designed for comfortable everyday living. The main floor features hardwood flooring, an open living and dining area, and a practical kitchen with ample cabinetry and prep space. A mudroom, main-floor laundry, powder room, central air conditioning, and a double attached garage add everyday comfort and convenience. Upstairs, the primary bedroom includes a 5-piece ensuite, while two additional bedrooms, a full bathroom, and a bright upper bonus room provide flexible space for family life, guests, or a home office. The unfinished basement offers excellent future development potential. Step outside to enjoy all-day sun in the beautifully landscaped, south-facing pie-shaped backyard...a private outdoor retreat perfect for entertaining, gardening, or relaxing with family and friends. The quiet cul-de-sac setting, combined with quick access to parks, transit, shopping, schools, and major roadways, makes this a home that truly balances lifestyle and location.