

ROYAL OAK

95 ROYAL BIRCH CIRCLE NW



Rick Easthope

403-999-1397

rick@themckelviigroup.com

www.themckelviigroup.com



THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

real
Real Broker

95 ROYAL BIRCH CIRCLE NW

Some homes simply make everyday life easier, and this is one of them. Thoughtfully cared for by the same owners over the years, it has been well lived in, meticulously maintained, and quietly improved along the way. There is an ease to the layout that you begin to appreciate almost immediately, something our homeowners noticed when they were selecting their floorplans, and one of the reasons they fell in love with the home in the first place. Come in through the attached garage, finished with a clean epoxy floor and newer garage door, and everything is right where you need it. The pantry, kitchen and main-floor laundry are all just a few steps away, making the rhythm of groceries, backpacks, laundry and everyday life feel remarkably simple. The kitchen naturally becomes part of that rhythm, mornings before everyone heads in different directions, quick dinners during the week, and slower weekends when there is nowhere you need to be. Around the corner, the living room is where the home really opens up. Soaring vaulted ceilings and an open-to-above design bring an unexpected sense of volume, while tall windows draw natural light through both levels. The fireplace anchors it all, creating the kind of gathering place that works just as well for Christmas morning as it does for a quiet evening at home. Outside, the backyard has evolved right alongside its owners. Once home to an impressive pond, today it has become a place to garden, with irrigation helping vegetables, herbs and greenery thrive throughout the warmer months. With the greenbelt just beyond, there is a sense of privacy here that is increasingly hard to find. Summer evenings can stretch a little longer around the fire table, with something on the barbecue and good company lingering well after dinner. Upstairs, all three bedrooms are kept together, a small detail that can make a meaningful difference for family life. The primary bedroom is generously sized with its own ensuite and walk-in closet, while two additional bedrooms and a full bathroom sit just down the hall, equally suited to little ones, overnight guests or an at-home office. And then there is the basement. Entirely open and unfinished, it gives the next owners something increasingly valuable: the freedom to decide what they need from it. A playroom while the kids are young, a home gym, movie space, office, or a future development designed entirely around the way you live. Just as much care has gone into the things you don't immediately see. A new furnace and heat pump were added in 2024, while Gemstone exterior lighting adds a polished finishing touch outside. Many of the important pieces have already been looked after, leaving a home that feels genuinely ready for what comes next. And while plenty of life can happen right here, parks, playgrounds and the nearby greenbelt are just steps away, with Royal Oak schools, Shane Homes YMCA and Royal Oak Centre all within easy reach - Welcome home!

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95 Royal Birch Circle NW Calgary, AB T3G 5R1

Residential

Active

A2347446

Banner:

WELL CARED FOR, WONDERFULLY LOCATED & READY FOR ITS NEXT CHAPTER

PD:

DOM: 0

LP: \$625,000.00

OP: \$625,000.00



Class: Detached
County: Calgary
Type: House
Levels: Two
Year Built: 2003
LINC#: 0029756830
Arch Style: 2 Storey
Beds on Main: 0
Illegal Suite: 0
Possession: 90 Days / Neg
Lot Dim:
Front Length: 13.25M 43' 6"
Legal Desc: 0310149;5;32
Legal Pln: 0310149 **Blk:** 5

City: Calgary
Subdivision: Royal Oak
Ttl Beds: 3
F/H Bth: 2/1
RMS SQFT: 1,396.34
LP/SF: \$447.60
Suite: No
EnSuites: 1
Legal Suite: 0
Lot Size: 4133 SF|383.97 SM
Lot Depth: 34.03 M 111.65'

Zoning: R-CG
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Restrictive Covenant, Utility Right Of Way
Tax Amt/Yr: \$4,059.00/2026
Loc Imp Amt:
Front Exp: NW

Recent Change:09/24/2026 : NEW

Public Remarks: Some homes simply make everyday life easier, and this is one of them. Thoughtfully cared for by the same owners over the years, it has been well lived in, meticulously maintained, and quietly improved along the way. There is an ease to the layout that you begin to appreciate almost immediately, something our homeowners noticed when they were selecting their floorplans, and one of the reasons they fell in love with the home in the first place. Come in through the attached garage, finished with a clean epoxy floor and newer garage door, and everything is right where you need it. The pantry, kitchen and main-floor laundry are all just a few steps away, making the rhythm of groceries, backpacks, laundry and everyday life feel remarkably simple. The kitchen naturally becomes part of that rhythm, mornings before everyone heads in different directions, quick dinners during the week, and slower weekends when there is nowhere you need to be. Around the corner, the living room is where the home really opens up. Soaring vaulted ceilings and an open-to-above design bring an unexpected sense of volume, while tall windows draw natural light through both levels. The fireplace anchors it all, creating the kind of gathering place that works just as well for Christmas morning as it does for a quiet evening at home. Outside, the backyard has evolved right alongside its owners. Once home to an impressive pond, today it has become a place to garden, with irrigation helping vegetables, herbs and greenery thrive throughout the warmer months. With the greenbelt just beyond, there is a sense of privacy here that is increasingly hard to find. Summer evenings can stretch a little longer around the fire table, with something on the barbecue and good company lingering well after dinner. Upstairs, all three bedrooms are kept together, a small detail that can make a meaningful difference for family life. The primary bedroom is generously sized with its own ensuite and walk-in closet, while two additional bedrooms and a full bathroom sit just down the hall, equally suited to little ones, overnight guests or an at-home office. And then there is the basement. Entirely open and unfinished, it gives the next owners something increasingly valuable: the freedom to decide what they need from it. A playroom while the kids are young, a home gym, movie space, office, or a future development designed entirely around the way you live. Just as much care has gone into the things you don't immediately see. A new furnace and heat pump were added in 2024, while Gemstone exterior lighting adds a polished finishing touch outside. Many of the important pieces have already been looked after, leaving a home that feels genuinely ready for what comes next. And while plenty of life can happen right here, parks, playgrounds and the nearby greenbelt are just steps away, with Royal Oak schools, Shane Homes YMCA and Royal Oak Centre all within easy reach- Welcome home!

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P						
Baths:	0	1	0	1	0	0	Bed Abv: 3	Main: 62.05	Mtr2	667.89	SqFt	
EnSt Bth:	0	0	0	1	0	0	Rms Abv: 7	Upper: 67.67	Mtr2	728.45	SqFt	
								Blw Grade: 56.85	Mtr2	611.88	SqFt	
Garage Dims (L x W):								Total AG: 129.72	Mtr2	1,396.34	SqFt	

Property Information

Basement:	Full	Laundry Ft:	Main Level
Basement Dev:	Unfinished	Basement Ft:	Other
Heating:	Forced Air, Natural Gas	Cooling:	Central Air, Heat Pump
Construction:	Concrete, See Remarks, Vinyl Siding	Fireplaces:	1/Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Tile
Exterior Feat:	Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Patio/Porch:	Patio, See Remarks
Reports:	RMS Supplements, Title		
Parking:	Double Garage Attached Total: 4		
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		
Comm Feature:	Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths		
Lot Features:	Back Yard, Garden, Greenbelt, Landscaped, Private, See Remarks, Treed		
Goods Include:	1 Garage Remote Control, WIFI Garage Door Opener with camera, Hood Fan, Underground Irrigation & Components, Ceiling Fan, TV Wall Mount, NEST Doorbell Camera, Windmill in Backyard, NEST Exterior Cameras, Ecobee Thermostat, Heat Pump		
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer		
Other Equip:	Other		
Goods Exclude:	None		

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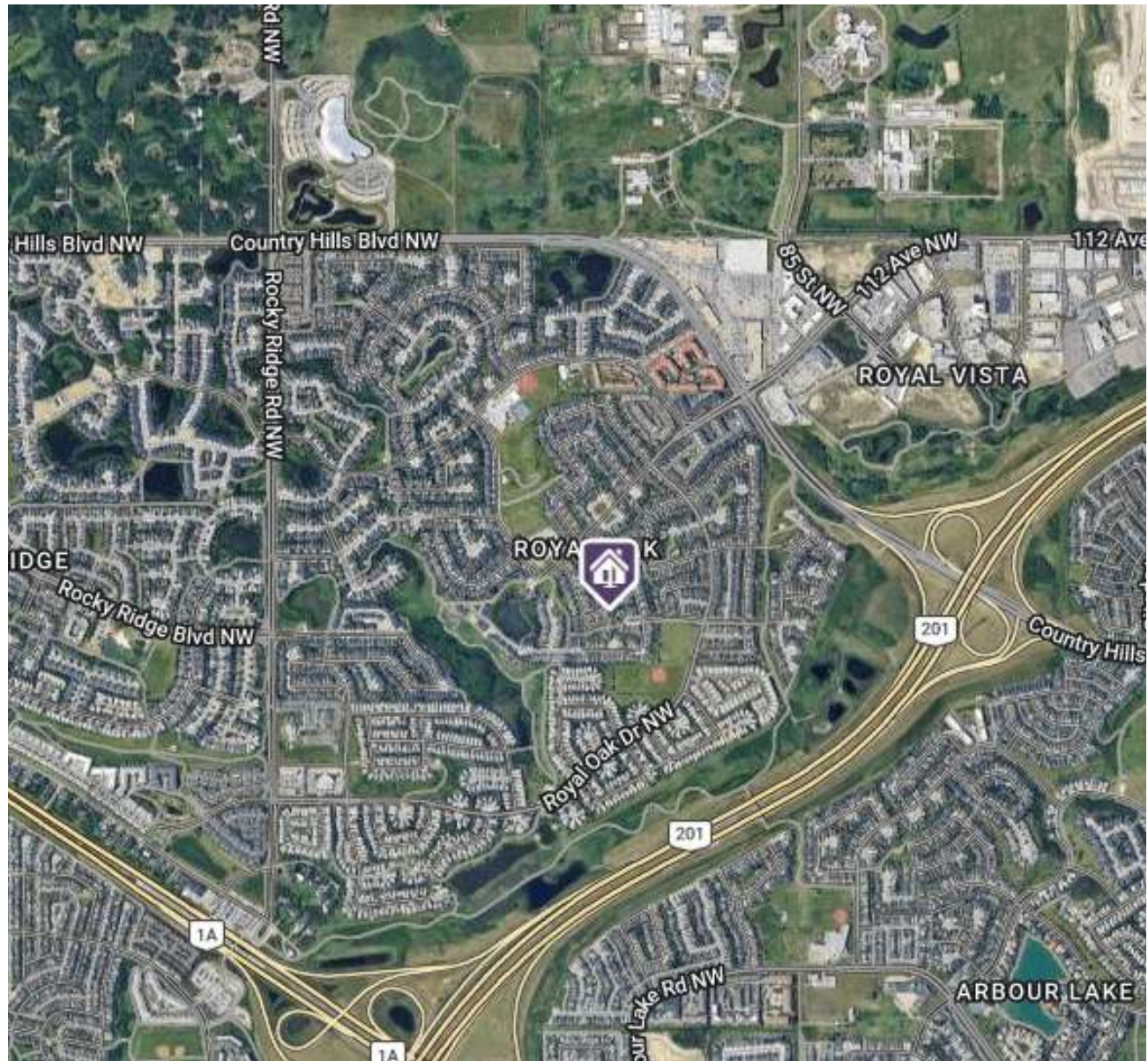
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Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
2pc Bathroom	Main	4' 8" x 5' 2"	1.42M x 1.58M	Dining Room	Main	10' 4" x 10' 10"	3.15M x 3.30M
Foyer	Main	10' 3" x 8' 1"	3.12M x 2.46M	Kitchen	Main	10' 4" x 9' 2"	3.15M x 2.79M
Living Room	Main	12' 7" x 13' 6"	3.83M x 4.11M	4pc Bathroom	Upper	7' 8" x 4' 11"	2.34M x 1.50M
4pc Ensuite bath	Upper	7' 10" x 4' 11"	2.39M x 1.50M	Bedroom	Upper	11' 1" x 8' 11"	3.38M x 2.72M
Bedroom	Upper	11' 1" x 9' 6"	3.38M x 2.90M	Bedroom - Primary	Upper	12' 0" x 17' 2"	3.66M x 5.23M
Storage	BSMT	34' 0" x 0' 0"	10.36M x 0.00M	Other	BSMT	21' 11" x 24' 11"	6.68M x 7.60M
Furnace/Utility Roo	BSMT	8' 10" x 7' 8"	2.69M x 2.34M				



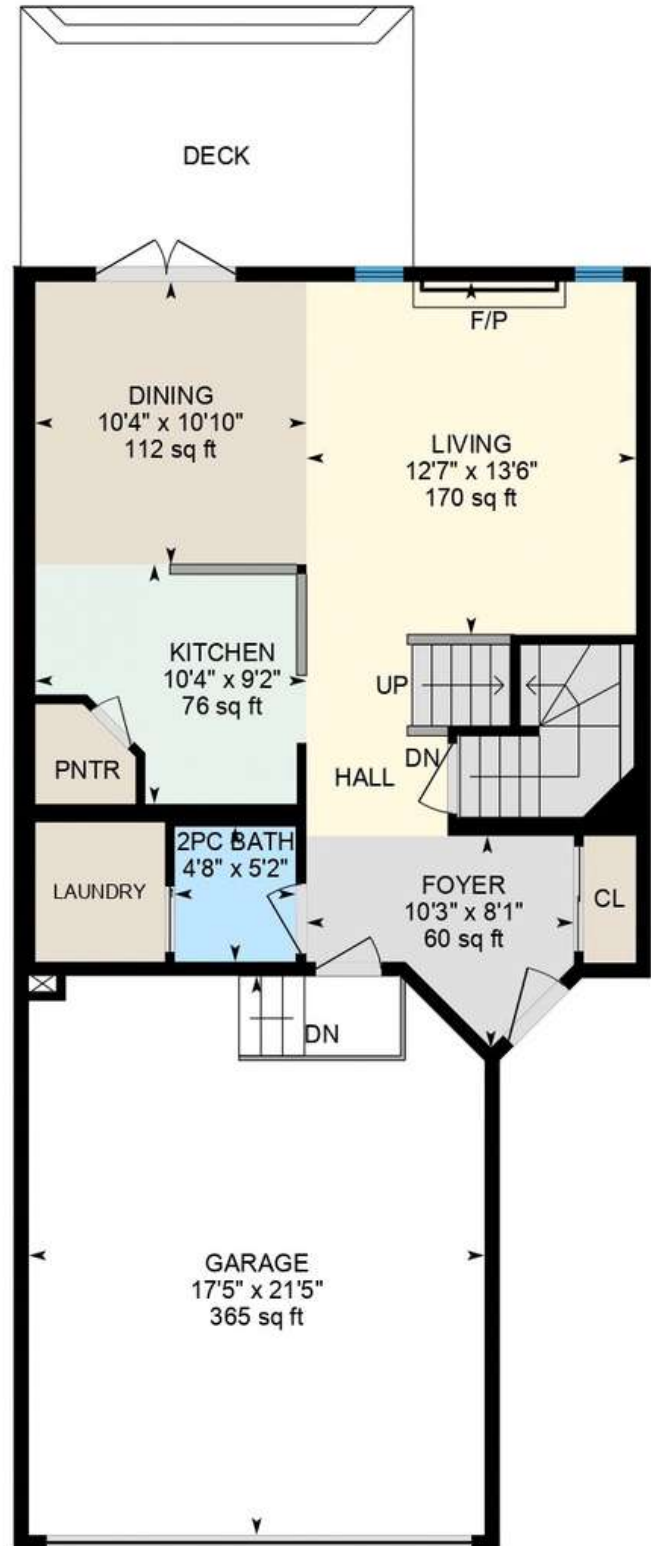
THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
667.89 SQ. FT.

INTERIOR AREA:
608.19 SQ. FT.

EXCLUDED AREA:
402.09 SQ. FT.



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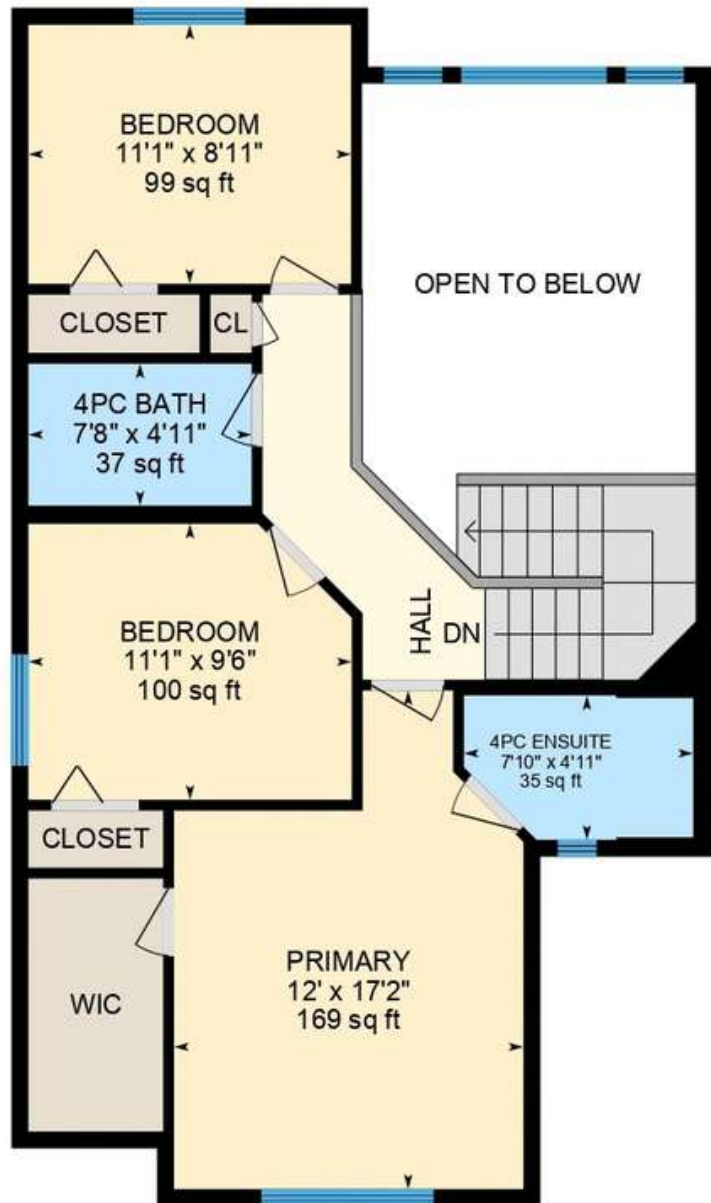
THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
728.45 SQ. FT.

INTERIOR AREA:
653.59 SQ. FT.

EXCLUDED AREA:
157.74 SQ. FT.



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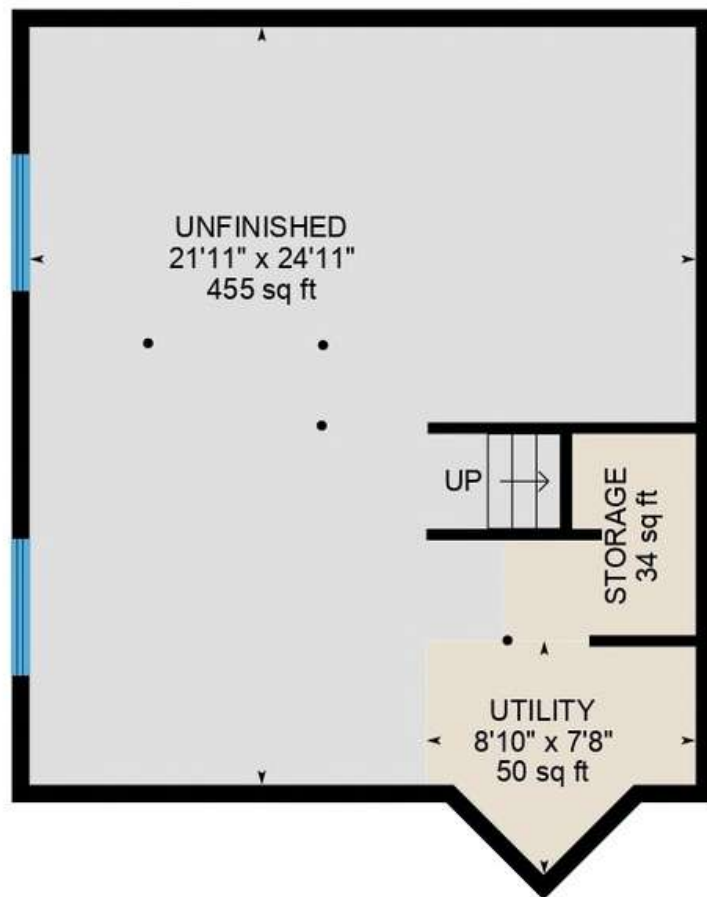
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THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
611.88 SQ. FT.

INTERIOR AREA:
554.35 SQ. FT.



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ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 4'8" x 5'2" | 24 sq ft
Dining: 10'4" x 10'10" | 112 sq ft
Foyer: 10'3" x 8'1" | 60 sq ft
Garage: 17'5" x 21'5" | 365 sq ft
Kitchen: 10'4" x 9'2" | 76 sq ft
Living: 12'7" x 13'6" | 170 sq ft

2ND FLOOR

4pc Bath: 7'8" x 4'11" | 37 sq ft
4pc Ensuite: 7'10" x 4'11" | 35 sq ft
Bedroom: 11'1" x 8'11" | 99 sq ft
Bedroom: 11'1" x 9'6" | 100 sq ft
Primary: 12' x 17'2" | 169 sq ft

BASEMENT

Storage: 34 sq ft
Unfinished: 21'11" x 24'11" | 455 sq ft
Utility: 8'10" x 7'8" | 50 sq ft

Main Building

MAIN FLOOR

Interior Area: 608.19 sq ft
Excluded Area: 402.09 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 667.89 sq ft

2ND FLOOR

Interior Area: 653.59 sq ft
Excluded Area: 157.74 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 728.45 sq ft

BASEMENT (Below Grade)

Interior Area: 554.35 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 611.88 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1261.78 sq ft
Excluded Area: 559.83 sq ft
Exterior Area: 1396.34 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

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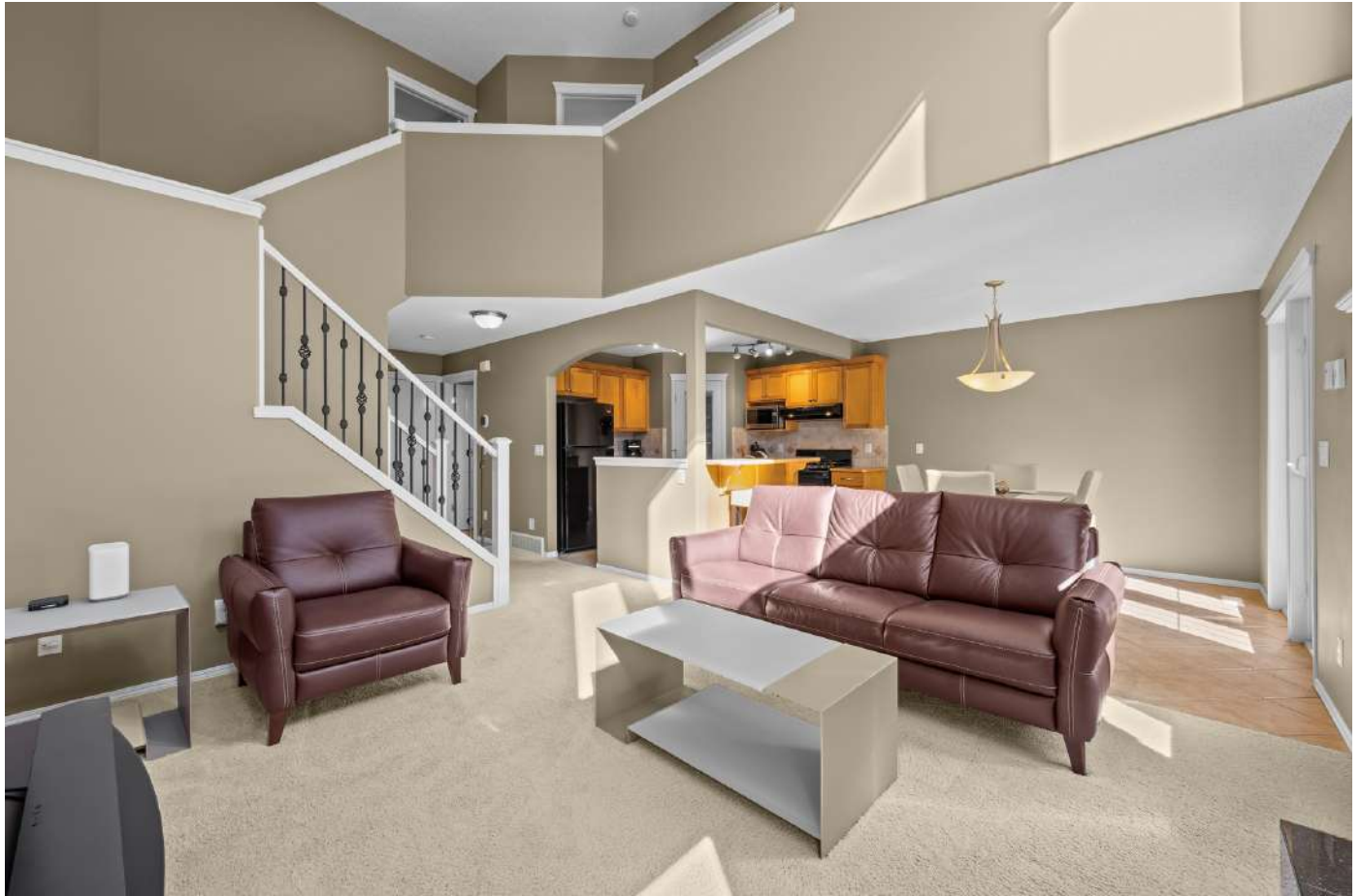




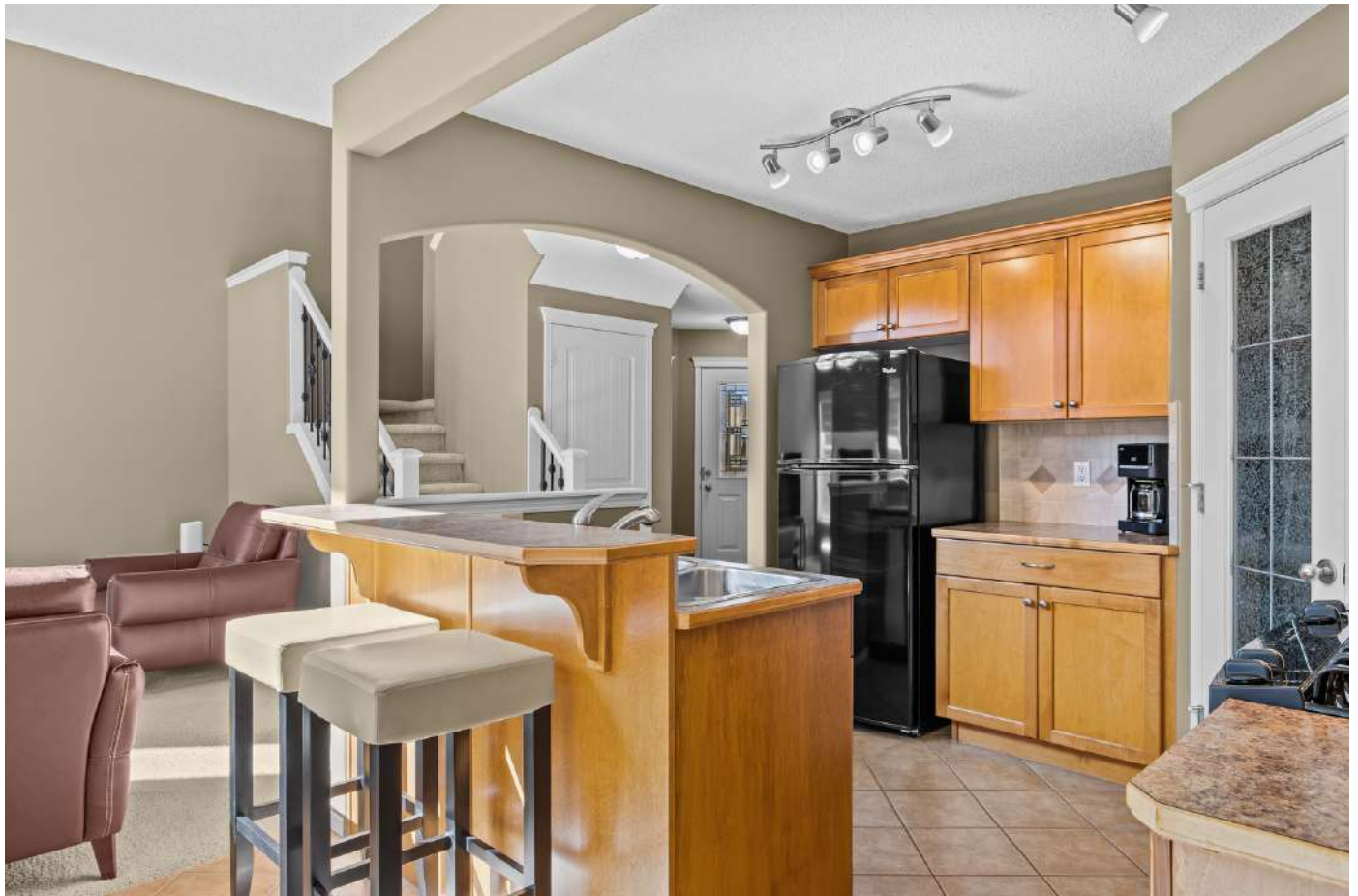






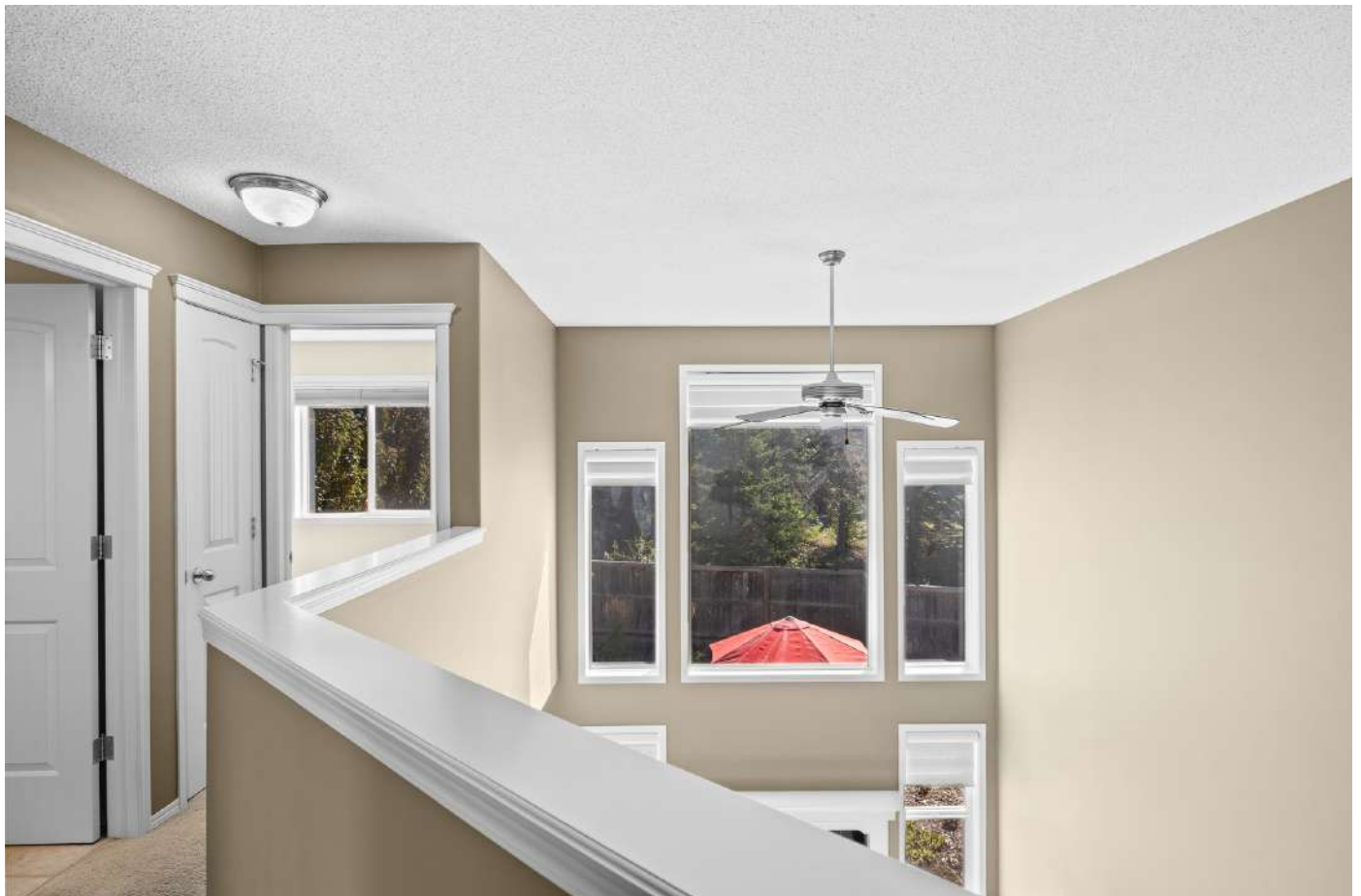


























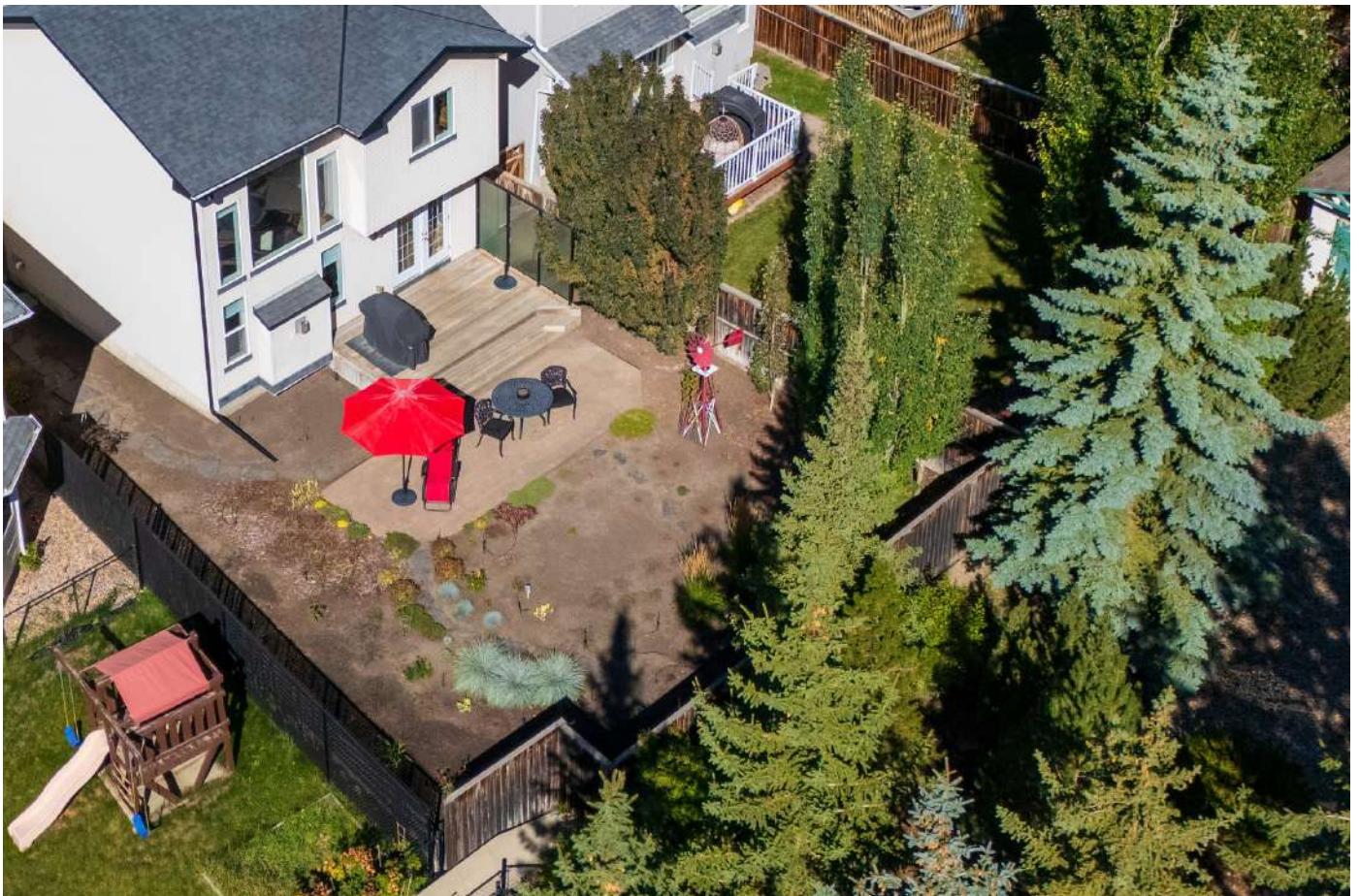
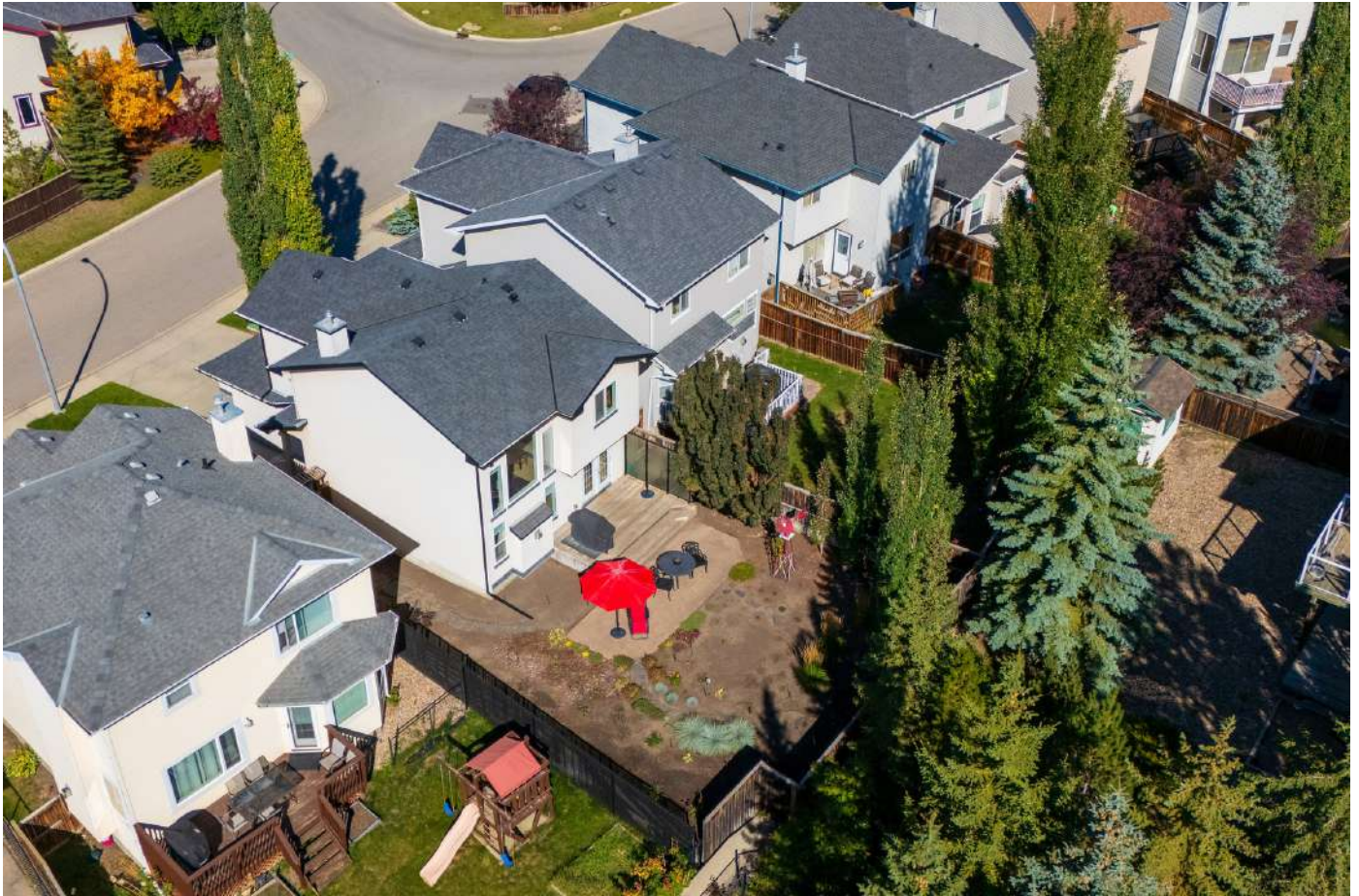








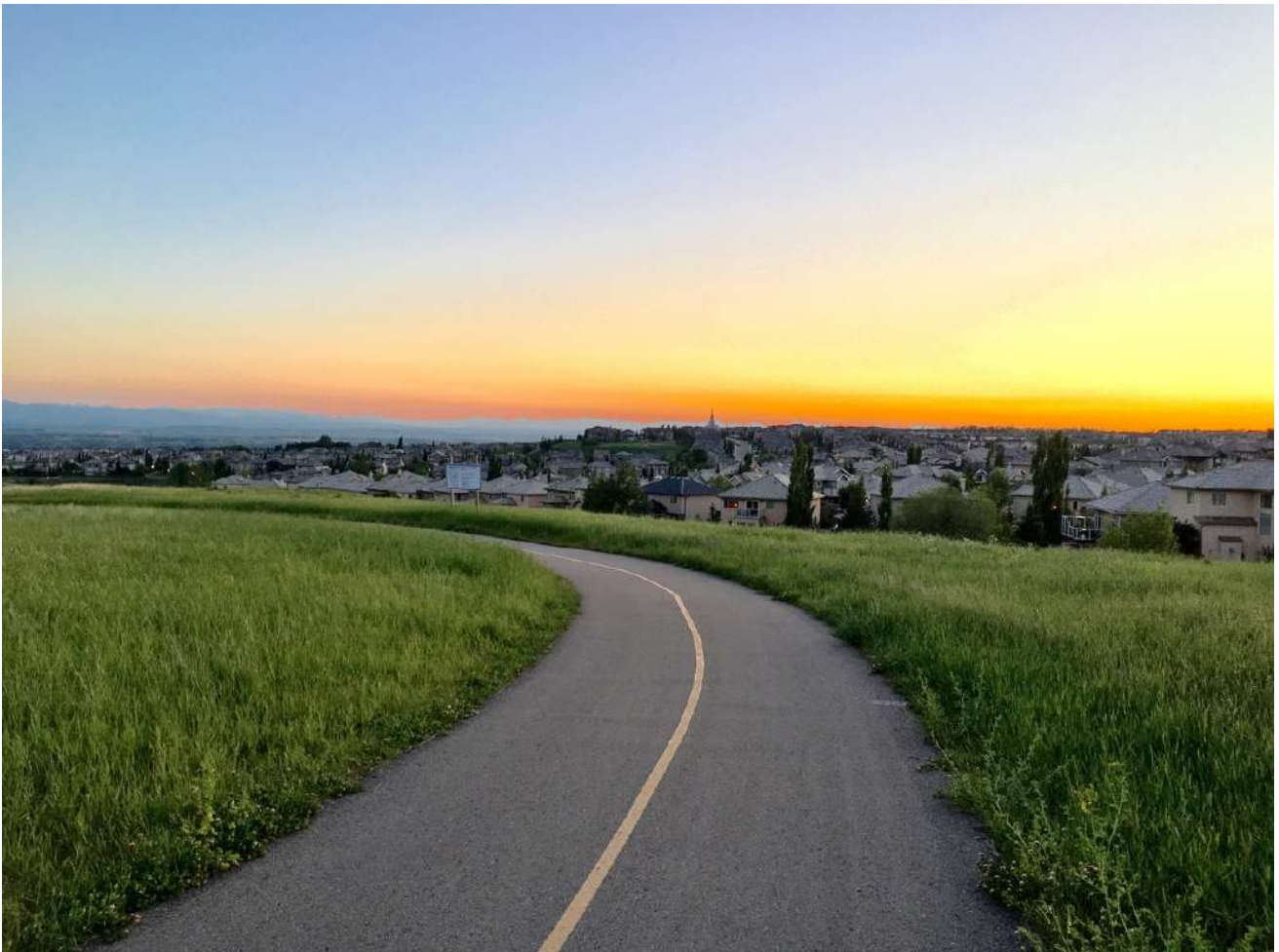






WELCOME TO

ROYAL OAK



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THE COMMUNITY

WELCOME TO ROYAL OAK

The community of Royal Oak is located in northwest Calgary, and boasts a unique landscape with several wetland/storm ponds throughout the neighbourhood. Connected through a pathway system that winds around the community, featuring amazing Rocky Mountain views, green spaces, local shops and services, parks and playgrounds, schools, churches and more.



RRROCA - ROCKY RIDGE ROYAL OAK COMMUNITY ASSOCIATION!

Rocky Ridge Royal Oak Community Association is a small group of volunteers who meet regularly and work constantly to tackle and fix residents' concerns, review and adjust development applications, watch out for environmental concerns, year-round operation and maintenance of RRROCA park, run children and community based programs and more!

<http://rrroca.org/en/>

ROCKY RIDGE RANCH COMMUNITY CENTER

10709 Rocky Ridge Blvd NW

Phone: 403-547-6633

Park Hours: 9:00 AM - 9:00 PM every day

<http://www.rrrha.ca/>

There are tennis and basketball courts, a lake and splash park and the halls at the Ranch Centre can be rented out for your special event.



THE COMMUNITY

PARKS & REC

Explore your neighbourhood. - ROYAL OAK is surrounded by green spaces, parks and pathways.



SARINA POND & PLAYGROUND BACKS ON TO MITRA NATURAL RAVINE/PARK.

Get to these from Royal Oak Drive NW or from Royal Elm Road NW



ARAD PARK

Royal Oak Drive NW

Enjoy a nature walk around the large pond. Trails and walking/bike path around the pond connects to other paths throughout Royal Oak.



THE COMMUNITY

NEIGHBOURHOOD PARKS



TOT LOTS & PLAYGROUNDS

- Yekta Playground - 69 Royal Highland Rd NW
- Niki Playground - 91 Royal Ridge Terrace NW
- Leila Playground - 218 200 Royal Bay NW
- Sarina Playground - 200 Royal Oak Dr NW
- playground - Royal Oak Heights NW
- playground - Royal Oak Way NW
- Kids Playground - 120 Royal Birkdale Dr NW
- and more!

BASKETBALL PLAYGROUND & TOBOGGAN HILL

61 Royal Birkdale Dr NW

TARA FIELD PARK

Royal Oak Drive NW

huge playing field, baseball diamond and community garden

RROCA PARK

9001 Royal Oak Way NW

Basketball, ice hockey rink. baseball diamond and playing fields.



JAFARI PARK

Entrance off Royal Oak Manor NW

Walking path and ponds/wetlands.



THE COMMUNITY

PARKS & REC CLOSE BY

BOWNESS PARK

Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, teahouse restaurant, Bow River access

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>



CANADA OLYMPIC PARK / WINSPORT

(summer and winter activities)

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW

403-247-5452 ext. 4

<https://www.winsport.ca/>



NOSEHILL PARK

5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>



THE COMMUNITY

OFF LEASH AREAS

12 MILE COULEE (Tuscany)

137 Tuscarora PI NW

There is a great off leash area at the top of Tuscany (cross over the C-Train Station bridge).

BOWMONT PARK

Fenced Off-Leash Area

85 STREET NW

<https://www.calgary.ca>



LIBRARIES

FREE LITTLE LIBRARY

Charter #15679

190 Royal Bay NW (next to park entrance)

<https://littlefreelibrary.org/>

ROCKY RIDGE LIBRARY

11300 Rocky Ridge Road NW

HOURS: Monday to Friday 5:30am to 10:30pm

Saturday & Sunday 7:00am to 8:30pm

<https://calgarylibrary.ca/locations/ROCKY/>

CROWFOOT LIBRARY

8665 Nose Hill Drive NW, Calgary AB

HOURS: Monday to Thursday 9:00am to 9:00pm, Friday 9:00am to 6:00pm

Saturday 9:00am to 5:00pm, Sunday 12noon to 5:00pm.

<https://calgarylibrary.ca/locations/CROW/>



PUBLIC TRANSIT

It is easy to get around Royal Oak as there are various bus routes throughout the neighbourhood that start and end at the Tuscany C-Train station - From there you can catch the #210 Redline that goes downtown.

<http://www.calgarytransit.com/schedules-maps>



SHOPPING

GROCERIES:

Rocky Ridge Co-op - 11595 Rockyvalley Drive NW
Walmart - 8888 Country Hills Blvd NW
Sobeys - 9999 Country Hills Boulevard NW
Safeway - 99 Crowfoot Crescent NW
Sobeys - 11300 Tuscany Boulevard NW
RC Superstore - 5251 Country Hills Blvd NW

ROCKY RIDGE SHOPPING CENTRE

11595 Rockyvalley Dr NW

Co-op grocery store and gas station, liquor store, vets, dental, and more.

ROYAL OAK ESTATES PLAZA

500 Royal Oak Dr NW

Restaurants, daycare, liquor store, pharmacy, & more.

ROYAL OAK SHOPPING CENTRE

8888 Country Hills Blvd NW

Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.

CROWFOOT VILLAGE

151 Crowfoot Crescent NW

Grocery stores, restaurants, movie theater, coffee shops, services and more!

BEACON HILL

11420 Sarcee Trail NW

Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants & more.

MARKET MALL

3625 Shaganappi Trail NW

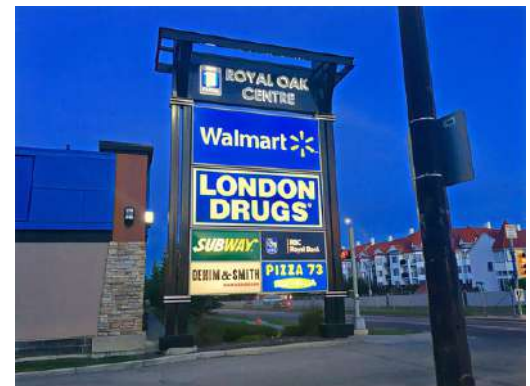
<https://www.cfshops.com/market-mall.html>

BEARSPAW FARMERS MARKET

25240 Nagway Road

Starts the 1st Sunday in June - End of September

<http://bearsrawlions.com/farmersmarket/>



RECREATION



SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

MELCOR YMCA (CROWFOOT)

8100 John Laurie Blvd NW

Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30 pm,

Weekends & Holidays: 7:00 am - 8:30 pm

<https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/>



SERVICES

CALL 911 FOR ALL EMERGENCIES.

POLICE

CALGARY POLICE SERVICE DISTRICT 7 - COUNTRY HILLS

11955 Country Village Link NE

403-428-6700

CALGARY POLICE SERVICE DISTRICT 3 - NORTH HAVEN

4303 14 ST NW

403-428-6300



FIRE STATION

STATION 34 IN ROYAL OAK

16 Royal Vista Way NW

TUSCANY FIRE STATION #42

345 Tuscany Way NW

SERVICES & AMMENITIES

HOSPITALS

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)

1403 29 Street NW

Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)

2888 Shaganappi Trail NW

Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM TO 10PM DAILY

60 Grande Boulevard, Cochrane.

Phone: 403-851-6000 (Switchboard)

ROCKYVIEW GENERAL HOSPITAL

(24 hour Emergency)

7007 14 St SW

403-943-3000

SHELDON M. CHUMIR HEALTH CENTRE

(OPEN 24 HOURS)

1213 4 St SW

403-955-6200

DENTISTS

ROYAL OAK FAMILY DENTISTRY

500 Royal Oak Dr NW, Calgary

403-374-6161

<https://www.familydentistrycalgary.ca/>

ROCKY RIDGE DENTAL

11595 Rockyvalley Dr NW

403-244-2273

<https://www.rockyridgedental.com/>

WALK-IN CLINICS

MEDICARE ROYAL VISTA MEDICAL FAMILY PRACTICE & WALK-IN CLINIC

8730 Country Hills Blvd NW #250

403-262-7787

<https://www.medicareclinic.org/>

ROCKFORD MEDICAL CLINIC | FAMILY DOCTORS

500 Royal Oak Dr NW #232

403-910-1981

<https://www.rockfordmd.ca/>

TUSCANY MEDICAL CLINIC

11300 Tuscany Blvd NW

403-374-4222

VETS

ROYAL VETERINARY HOSPITAL

108-500 Royal Oak Dr NW

403-452-9444

<https://royalvethospital.com/>

VCA CANADA ROYAL OAK ANIMAL HOSPITAL

8888 Country Hills Blvd NW #180

403-208-0847

<https://vcacanada.com/royaloak/>

ROCKY RIDGE PET HOSPITAL

11595 Rockyvalley Dr NW Unit 2010

403-984-4143

<http://www.rockyridgevet.com/>

VCA - TUSCANY VET HOSPITAL AND BOUTIQUE

11300 Tuscany Blvd NW

403-547-8387

<https://vcacanada.com/tuscany>

SCHOOLS

PUBLIC SCHOOLS

ROYAL OAK SCHOOL (K-3) PUBLIC

9100 Royal Birch BV NW

Phone: 403-777-6279

<http://school.cbe.ab.ca/school/RoyalOak/Pages/default.aspx>



WILLIAM D. PRATT SCHOOL (4-9) PUBLIC

9850 Royal Oak Way NW

Phone: 403-817-3520

<http://school.cbe.ab.ca/school/williamdpratt/Pages/default.aspx>



ROBERT THIRSK HIGH SCHOOL (10-12) PUBLIC

8777 Nose Hill Drive NW

Phone: 403-817-3400

<http://schools.cbe.ab.ca/b880/>

CATHOLIC SCHOOLS

ST. MARIA GORETTI SCHOOL (K-6) CATHOLIC

375 Hawkstone Drive NW

Phone: 403-500-2099

<https://www.cssd.ab.ca/schools/stmariagoretti/Pages/default.aspx>



ST. JEAN BREBEUF SCHOOL (7-9) CATHOLIC

5030 Northland Drive NW

Phone: 403-500-2046

<https://www.cssd.ab.ca/schools/stjeanbrebeuf/Pages/default.aspx>



ST. FRANCIS HIGH SCHOOL (10-12) CATHOLIC

877 Northmount Drive NW

Phone: 403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>

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