

# Royal Oak

## 271 Royal Birch Way NW



THE  
**McKELVIE**  
GROUP.com

real  
Real Broker

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# 271 Royal Birch Way NW

Tucked away on a quiet street just moments from Royal Oak schools and neighbourhood shopping, this welcoming family home greets you with a charming white picket fence and mature landscaping that creates instant curb appeal.

Step inside to discover a front flex room ready to serve as your formal dining space or quiet home office—whatever your family needs. The main floor flows beautifully with an open layout that connects daily life. Warm maple kitchen cabinets, granite counters, and a handy island with breakfast bar make morning routines and dinner prep a pleasure, while the gas stove handles everything from quick weeknight meals to weekend entertaining. Hardwood floors shine in the kitchen and dining nook, while comfortable carpeting in the family room creates a cozy atmosphere around the lovely stacked-stone fireplace—the natural gathering spot on chilly evenings. The dining nook opens to your composite deck—perfect for summer barbecues or morning coffee.

Upstairs, rich hardwood continues throughout, leading to a bright bonus room with motorized blinds and vaulted ceilings where kids can play or adults can unwind. The primary bedroom offers genuine space to breathe, complete with walk-in closet and ensuite featuring heated tile floors, soaking tub, and separate shower. Two additional bedrooms and another heated-floor bathroom provide comfortable spaces for family or guests.

The finished basement becomes your entertainment hub with a rec room designed for movie nights—complete with projector, 100" screen, and dry bar. A fourth bedroom, full bathroom, and computer nook add flexibility as your needs change over time.

This home has been lovingly updated with practical improvements: new furnace, roof, and water heater in 2023, plus 16 solar panels to help with energy costs. Triple-pane windows, LED lighting, and smart switches add modern convenience, while the irrigation system keeps your mature gardens thriving with minimal effort.

With heated garage access through the convenient mudroom and years of careful maintenance evident throughout, this Royal Oak home is ready for its next chapter of family memories.





# Property Details

**Offered At:** \$799,900

**Size:** 1,908.44 Sq. Ft.

**Possession:** 30 Days / Negotiable

**Property Taxes:** \$4,681 for 2025

**Heating:** Forced Air, Natural Gas

**Fireplaces:** 1/Family Room-Gas

**Flooring:** Carpet, Hardwood, Laminate

**Laundry:** Laundry is on main level

**Kitchen:**

Warm maple kitchen cabinets, granite counters, and a handy island with breakfast bar, gas stove & pantry.

**Goods Include:**

Hood Fan, Projector Screen, Garage Door Opener with Remote Controls, Wall-mount TV, Wall Speakers, Security Alarm/System, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator.

**Garage:** Double Heated Attached Garage

**Improvements:**

New furnace, roof, and water heater in 2023, plus 16 solar panels to help with energy costs. Triple-pane windows, LED lighting, and smart switches, irrigation system.



# ROOM DIMENSIONS

## Main Building

### MAIN FLOOR

2pc Bath: 5'6" x 4'11"  
Breakfast Nook: 8'9" x 7'5"  
Dining: 14'1" x 11'11"  
Garage: 19'4" x 21'6"  
Kitchen: 8'9" x 12'5"  
Laundry: 7'11" x 9'6"  
Living: 18'5" x 17'9"

### 2ND FLOOR

4pc Bath: 8'11" x 4'11"  
4pc Ensuite: 9' x 9'  
Bedroom: 10'1" x 10'7"  
Bedroom: 10'7" x 11'9"  
Bonus Room: 17' x 15'6"  
Primary: 15'8" x 14'4"

### BASEMENT

4pc Bath: 7'2" x 5'4"  
Bar: 6'4" x 11'  
Bedroom: 13'5" x 12'  
Den: 10'4" x 10'9"  
Theater Room: 17'7" x 19'7"  
Utility: 6'5" x 10'7"

## Main Building

### MAIN FLOOR

Interior Area: 772.31 sq ft  
Excluded Area: 449.32 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 838.89 sq ft

### 2ND FLOOR

Interior Area: 990.33 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1069.55 sq ft

### BASEMENT (Below Grade)

Interior Area: 615.76 sq ft  
Excluded Area: 86.26 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 675.96 sq ft  
Finished Area: 669.94 sq ft

### Total Above Grade Floor Area, Main Building

Interior Area: 1762.64 sq ft  
Excluded Area: 449.32 sq ft  
Exterior Area: 1908.44 sq ft

### Total Area (Above & Below Grade), Main Building

Interior Area: 2378.39 sq ft  
Finished Area (Below Grade): 669.94 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.

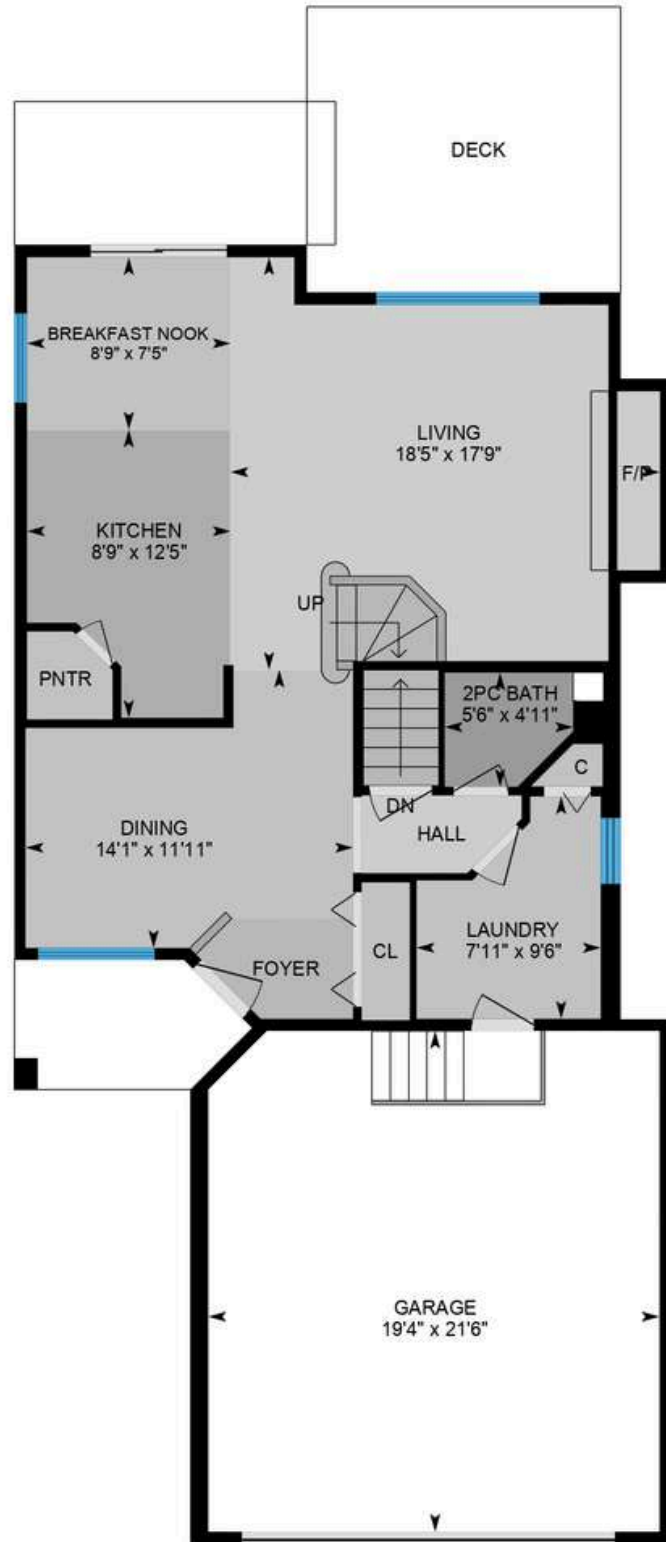
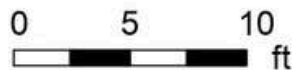
# THE FLOOR PLAN

## MAIN FLOOR:

EXTERIOR AREA:  
838.89 SQ. FT.

INTERIOR AREA:  
772.31 SQ. FT.

EXCLUDED AREA:  
449.32 SQ. FT.

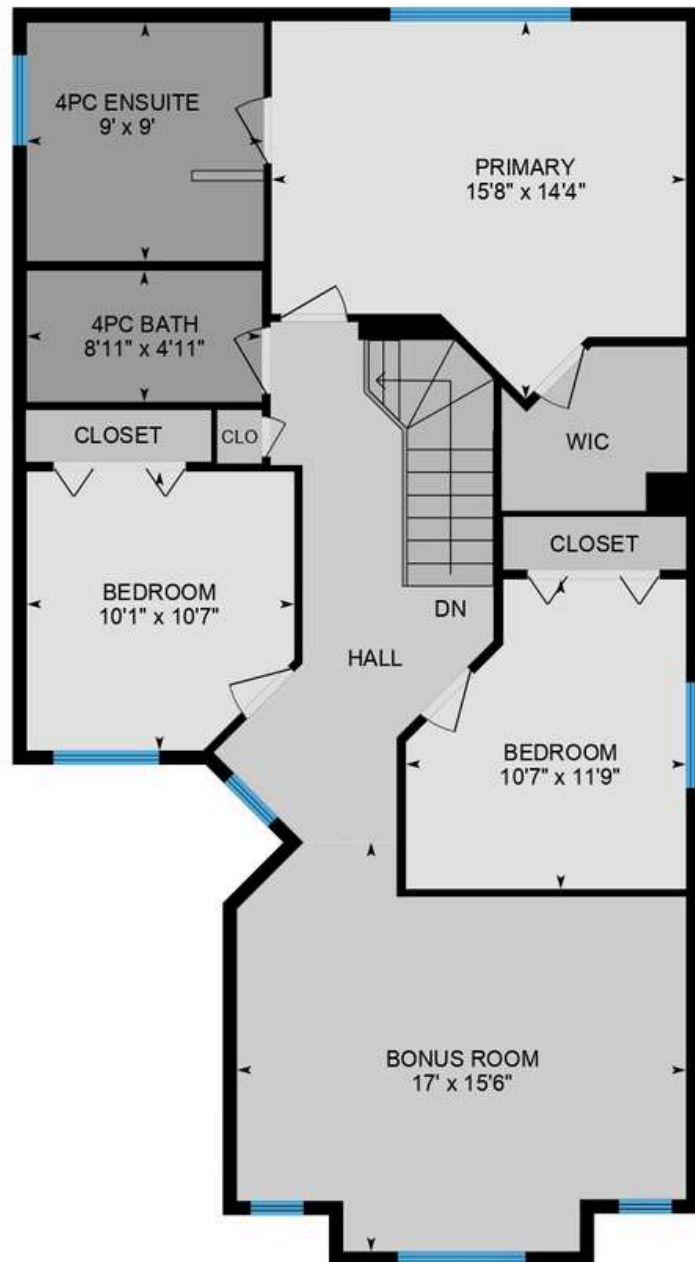


# THE FLOOR PLAN

## SECOND FLOOR:

EXTERIOR AREA:  
1069.55 SQ. FT.

INTERIOR AREA:  
990.33 SQ. FT.



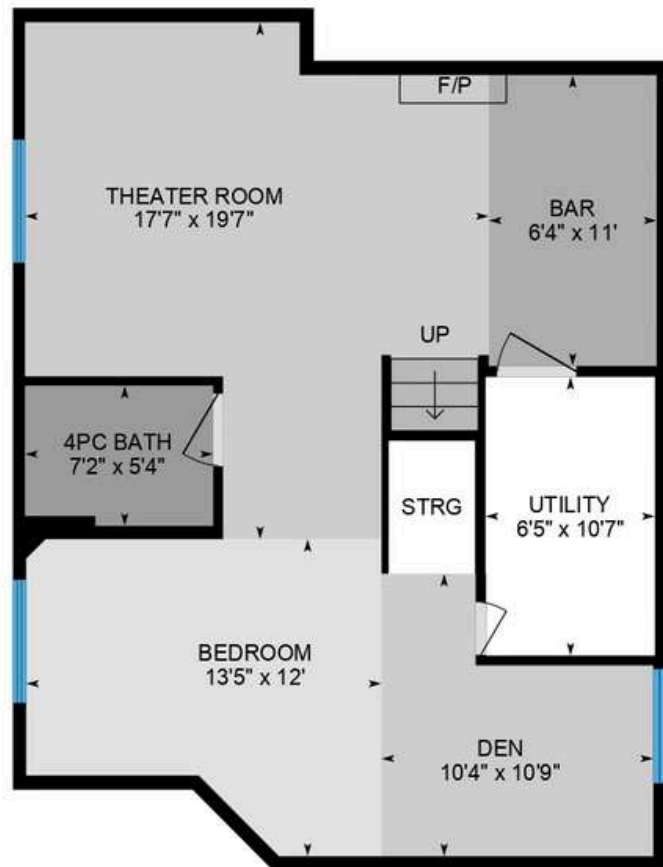
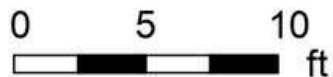
# THE FLOOR PLAN

## BASEMENT (BELOW GRADE):

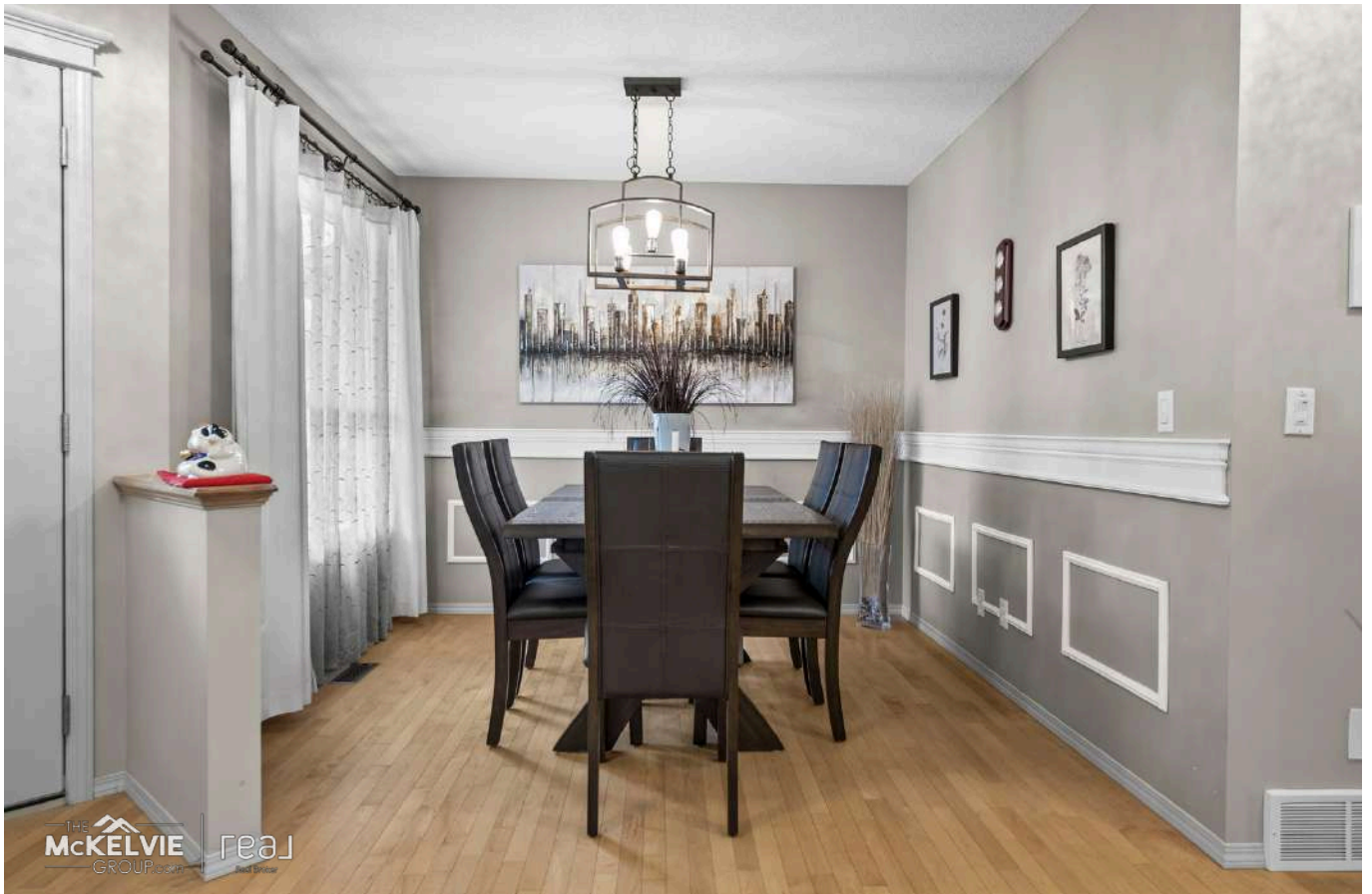
EXTERIOR AREA:  
675.96 SQ. FT.

INTERIOR AREA:  
615.76 SQ. FT.

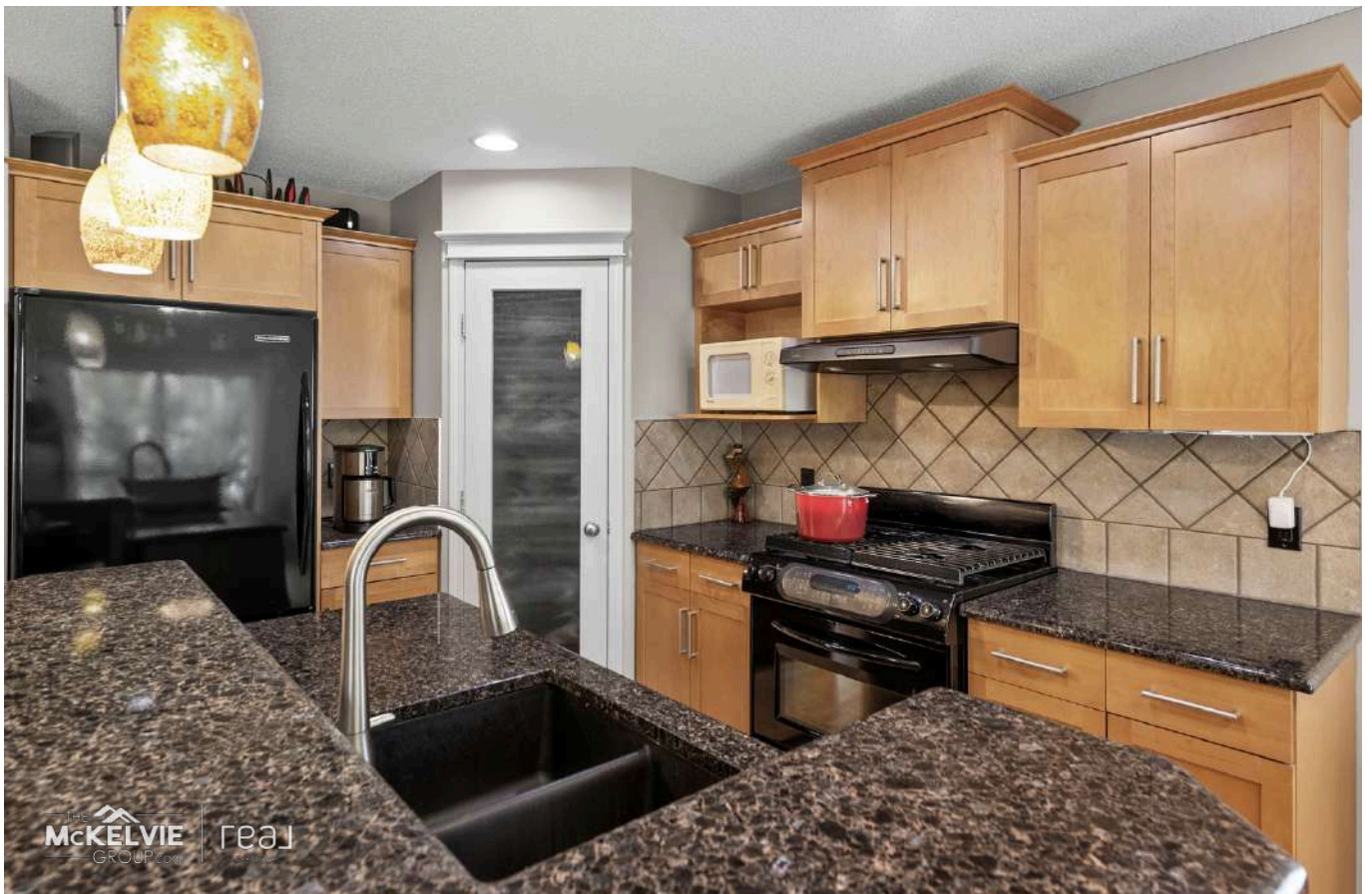
EXCLUDED AREA:  
86.26 SQ. FT.



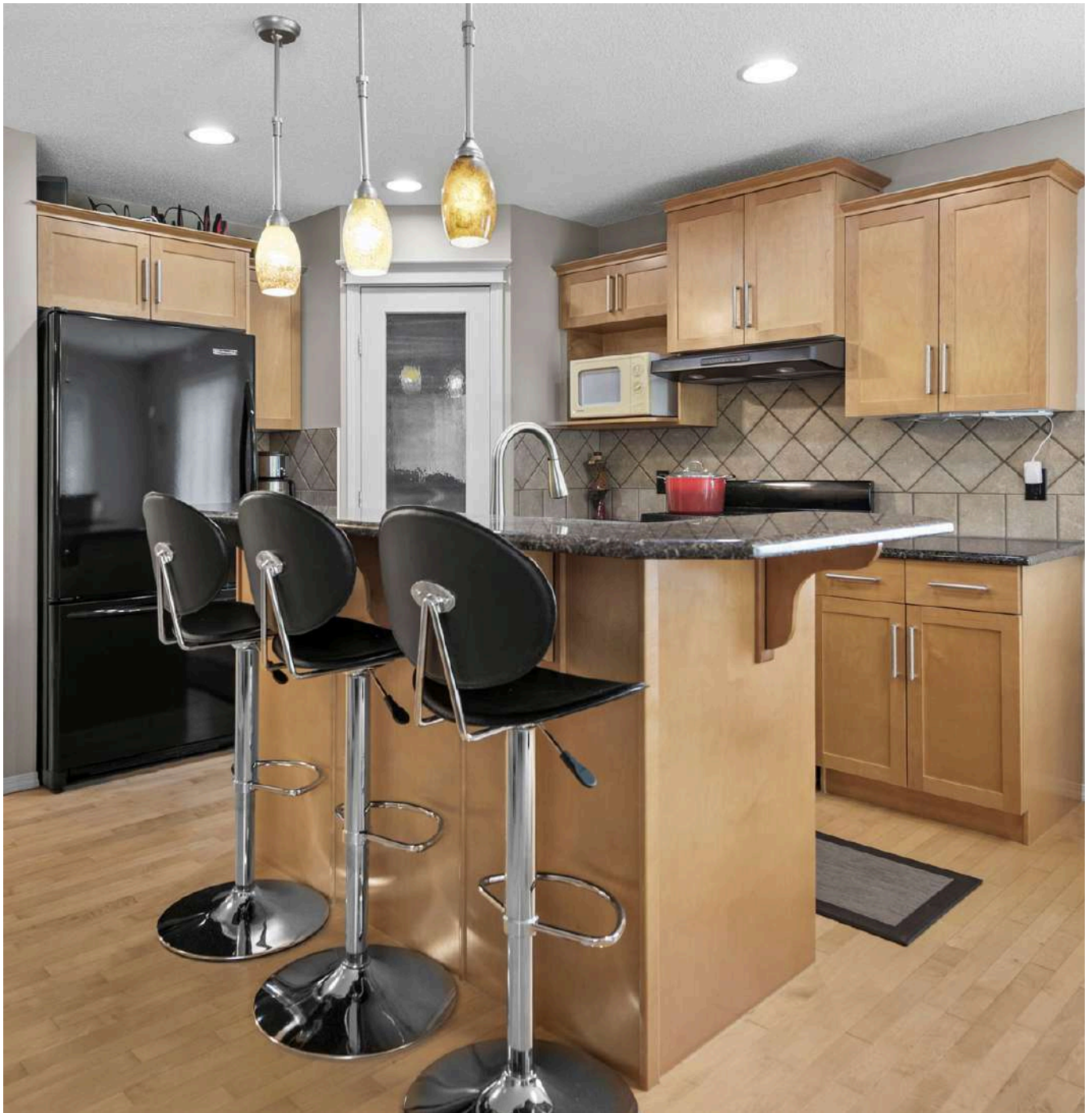








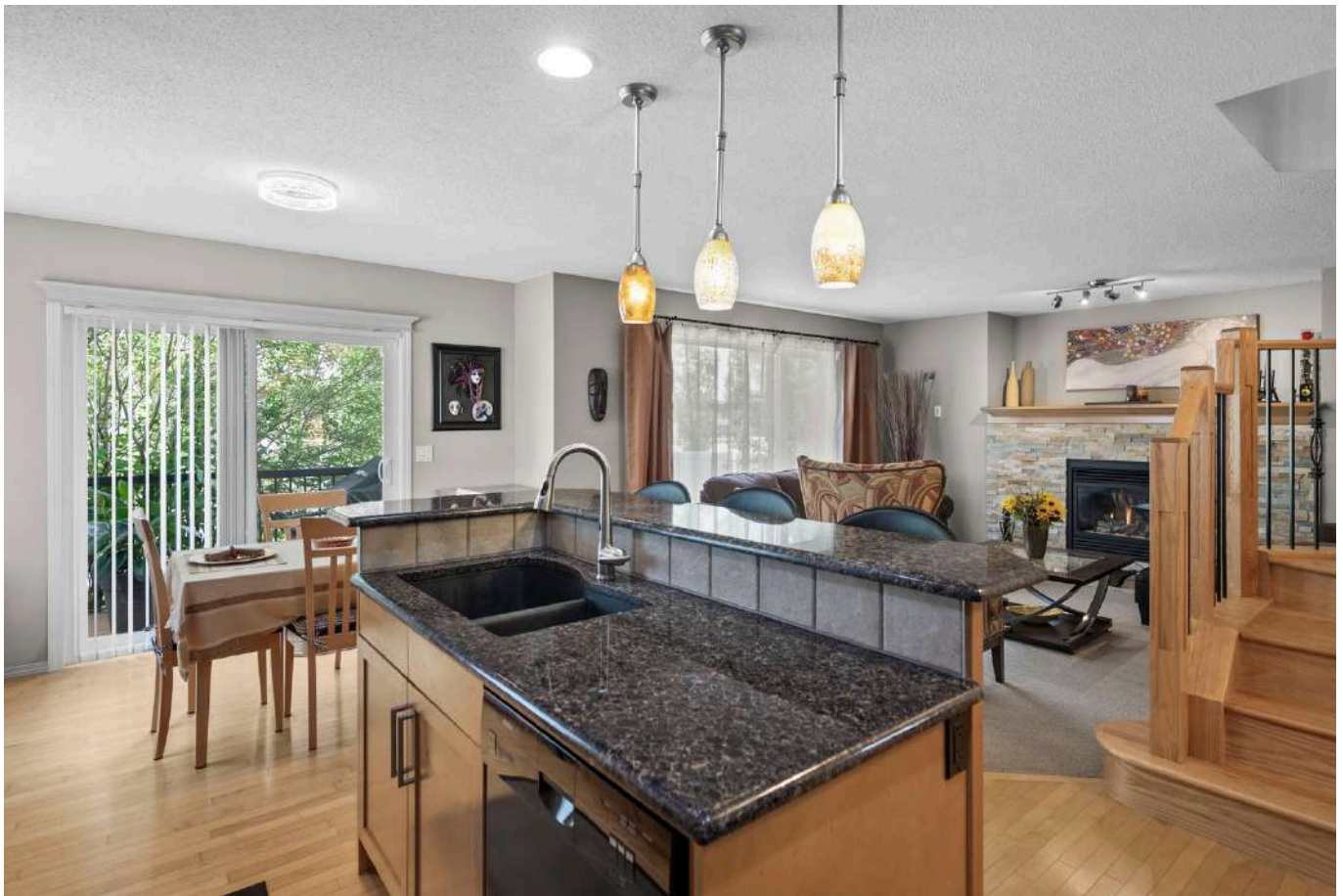








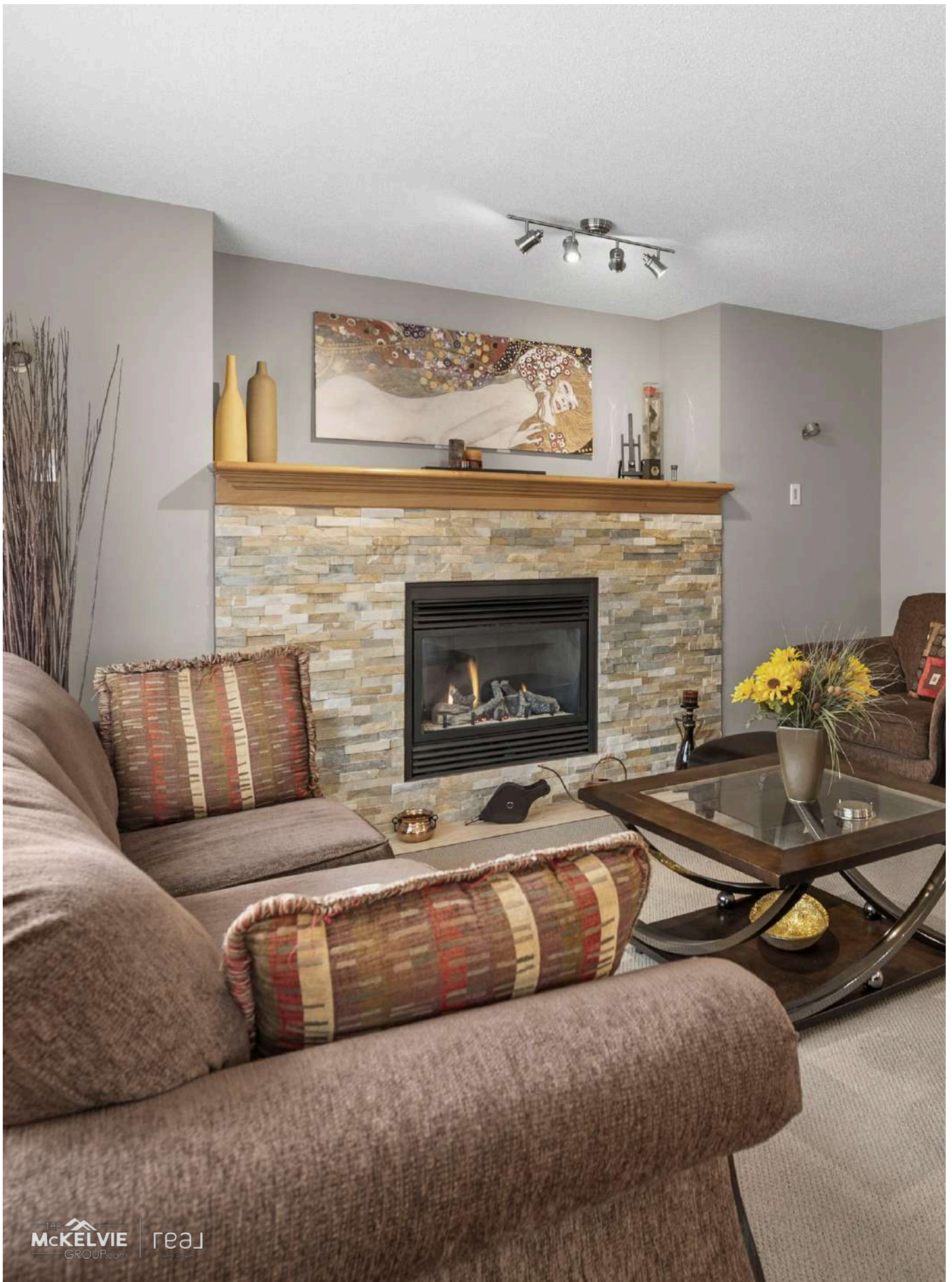




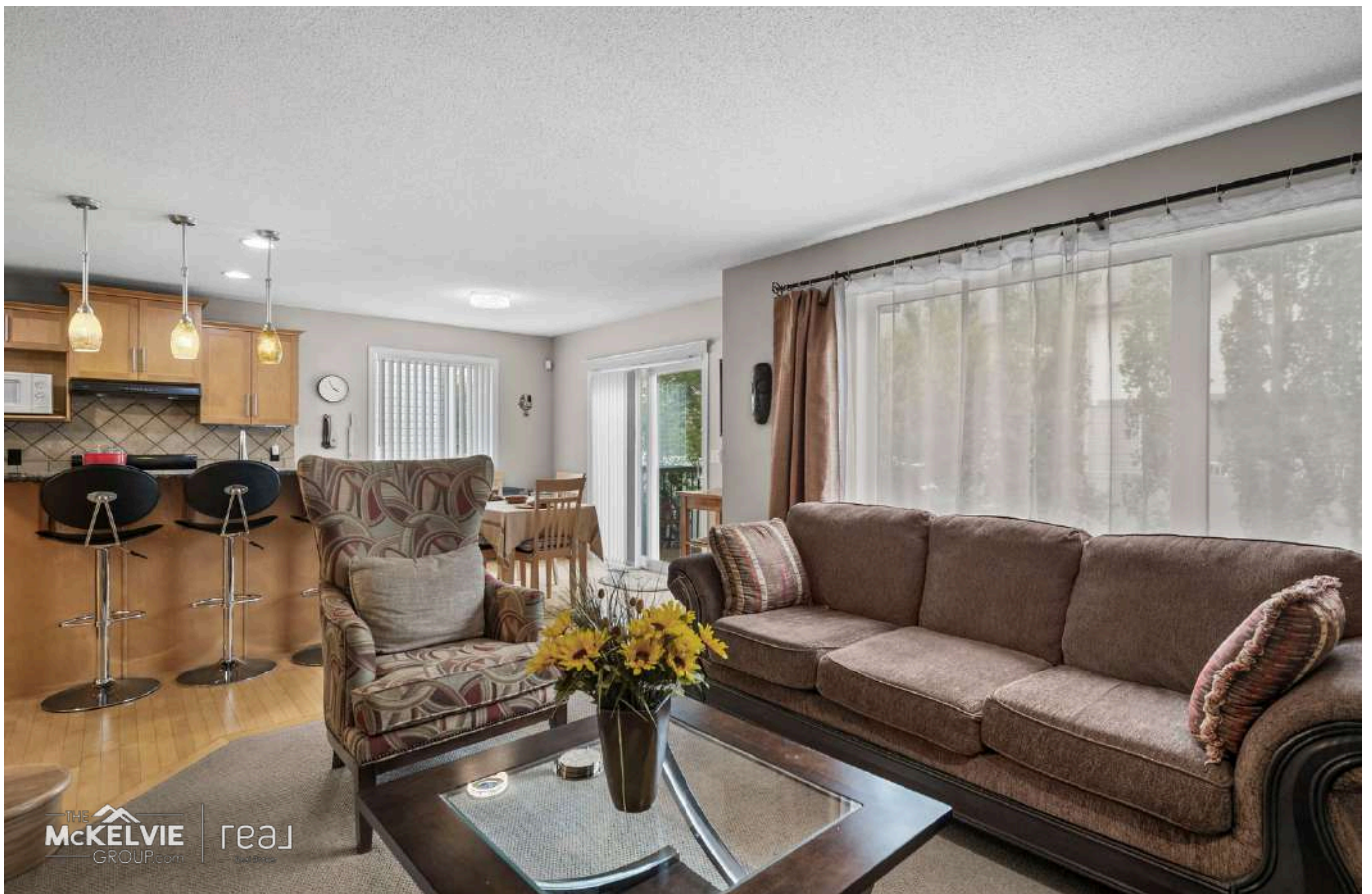






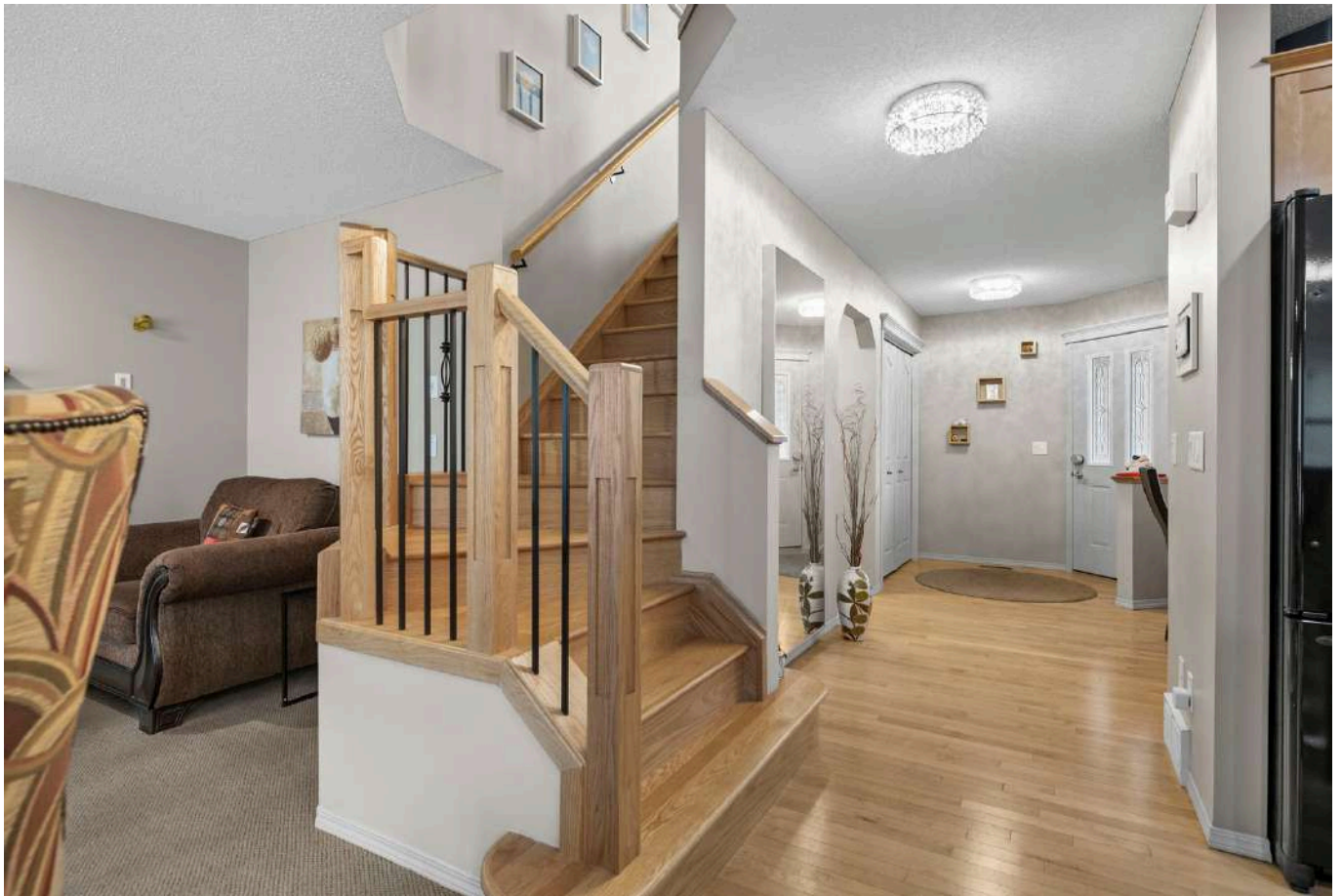








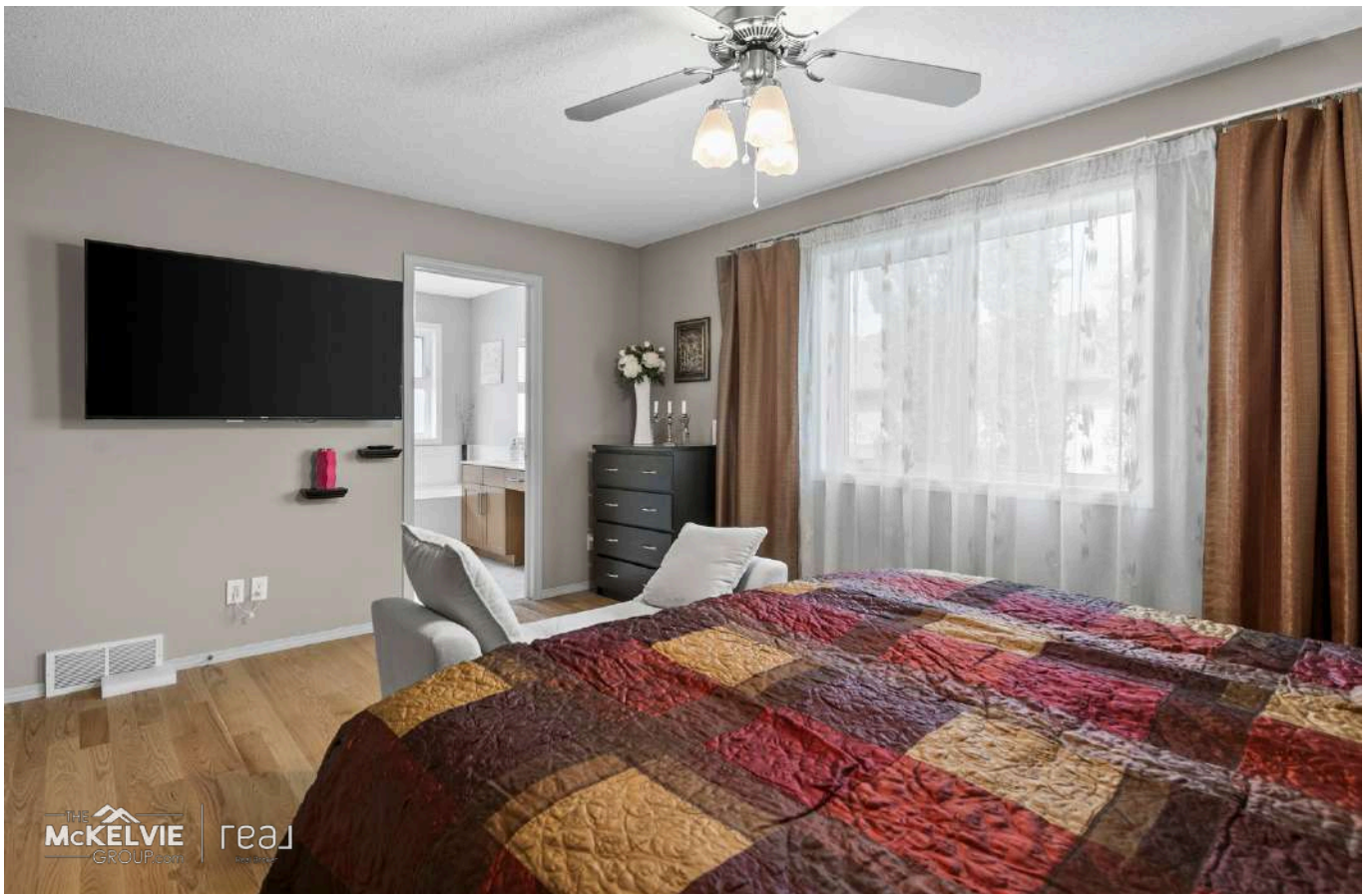






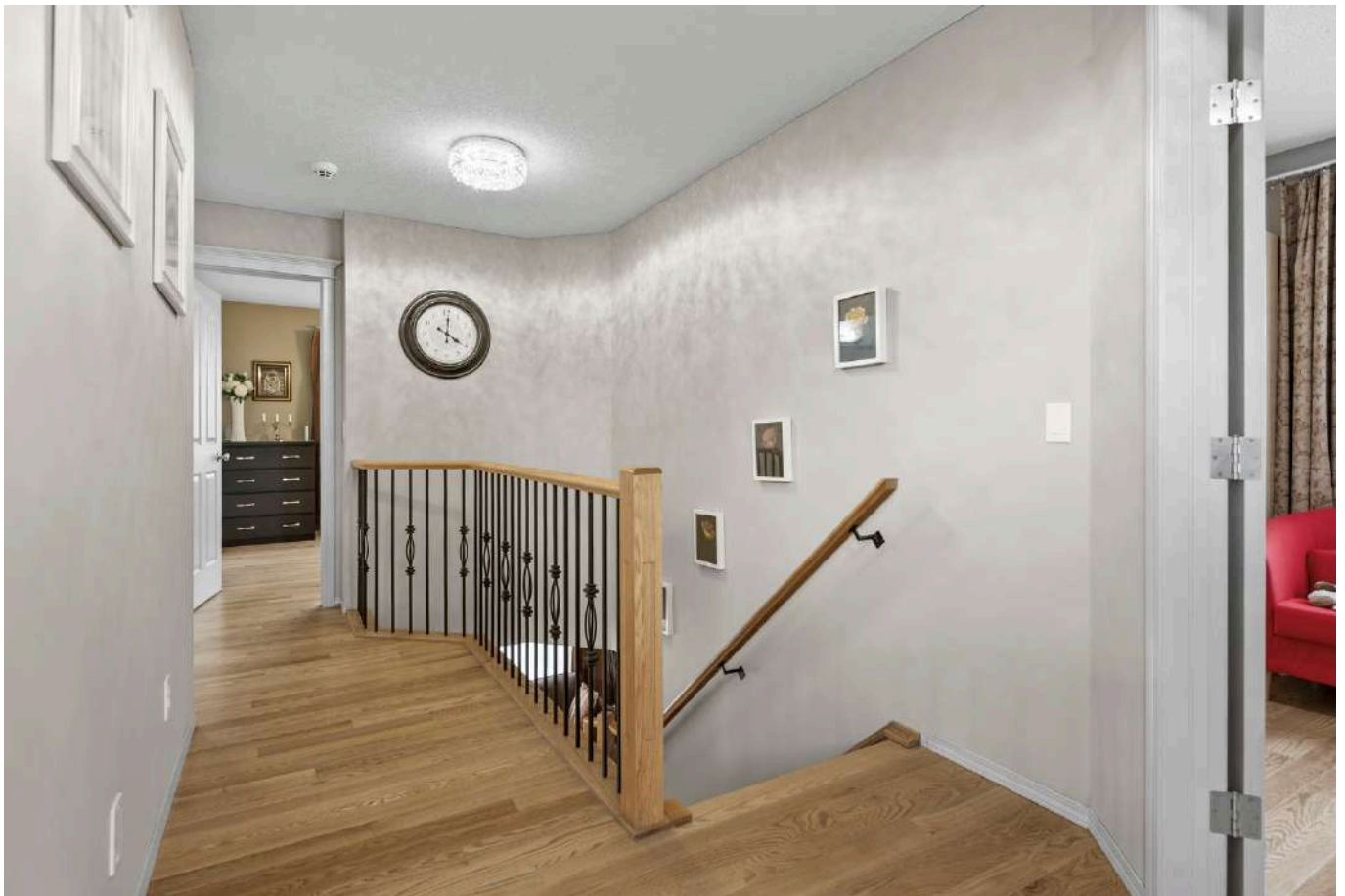




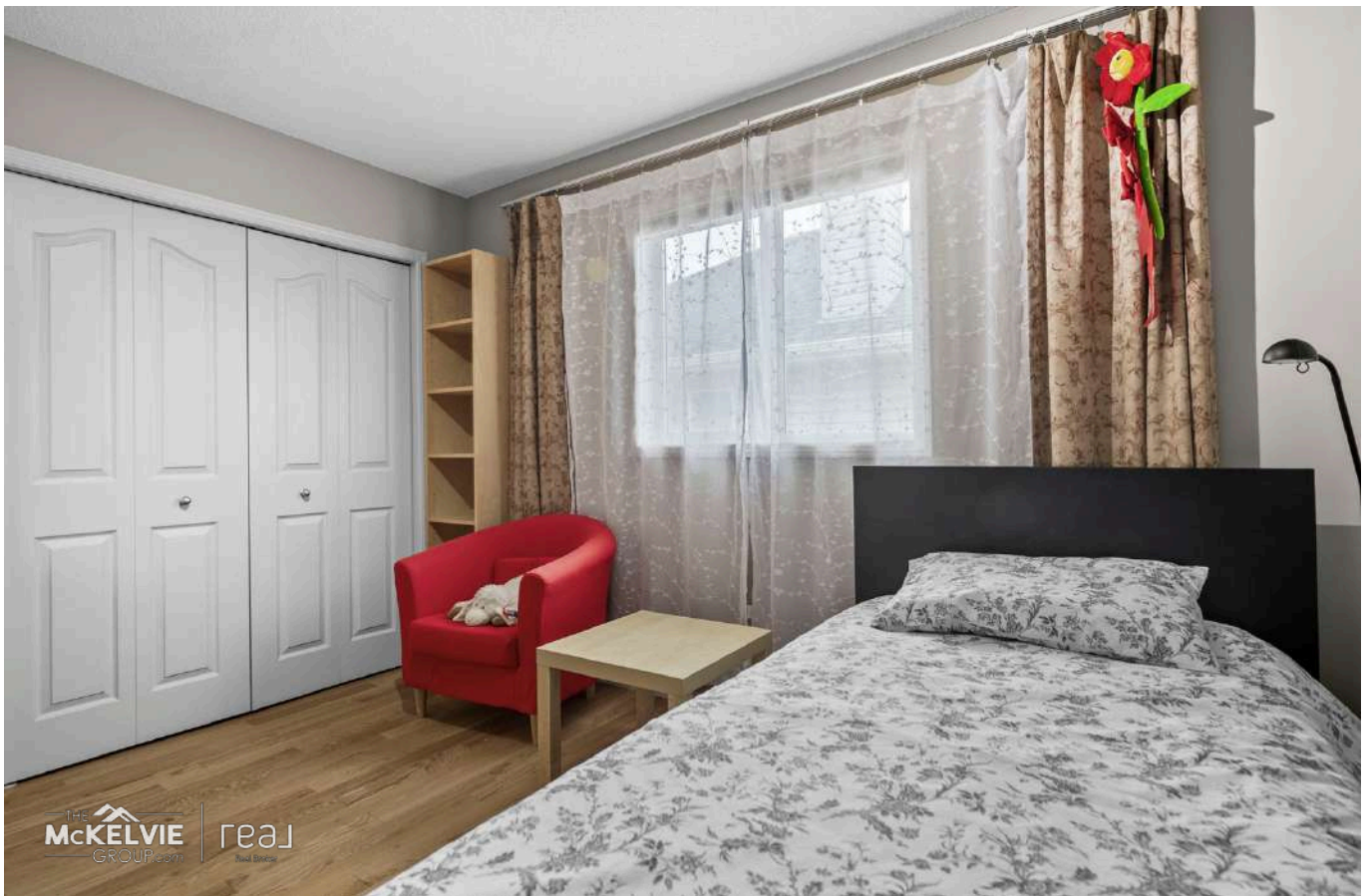




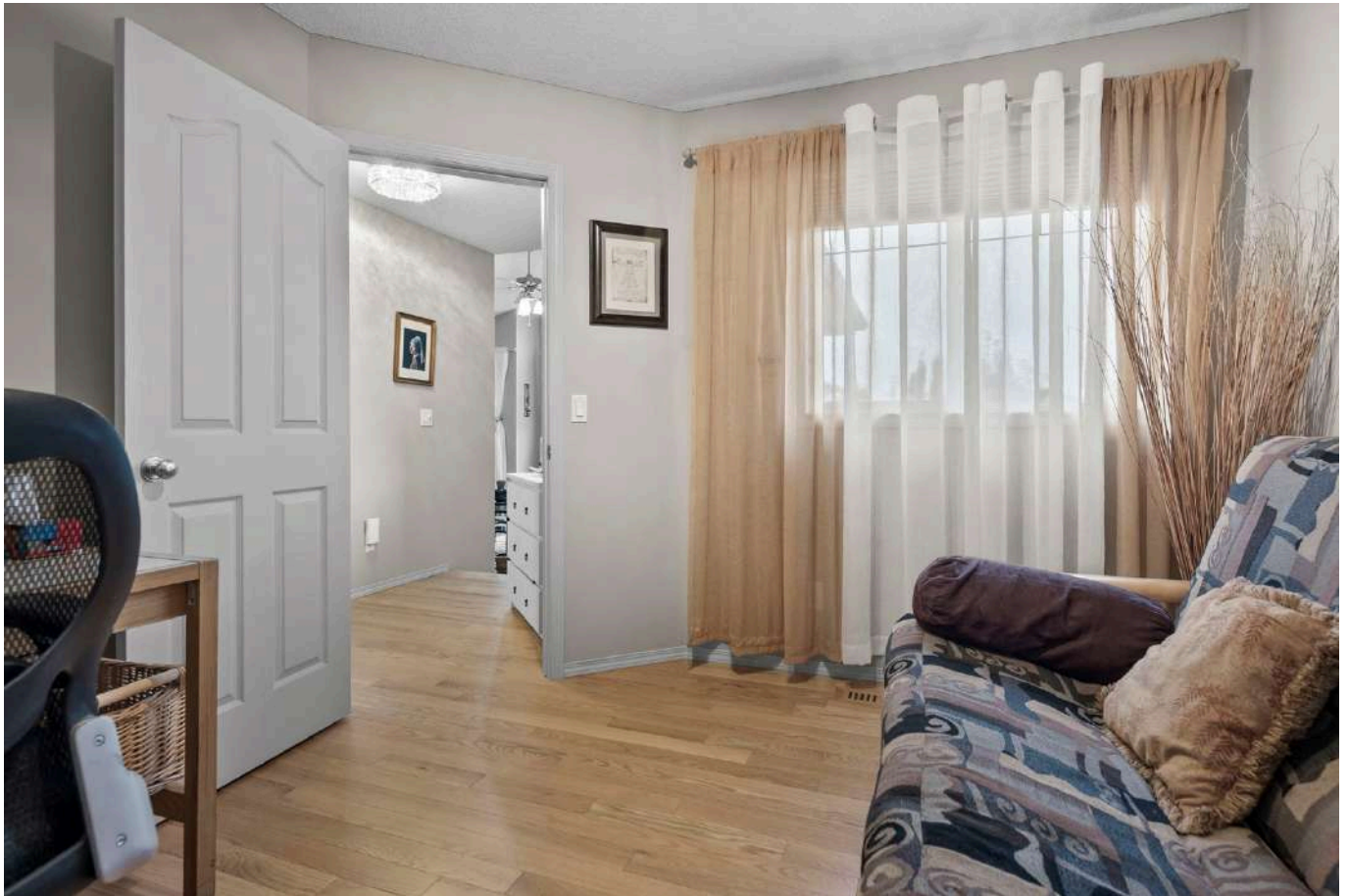






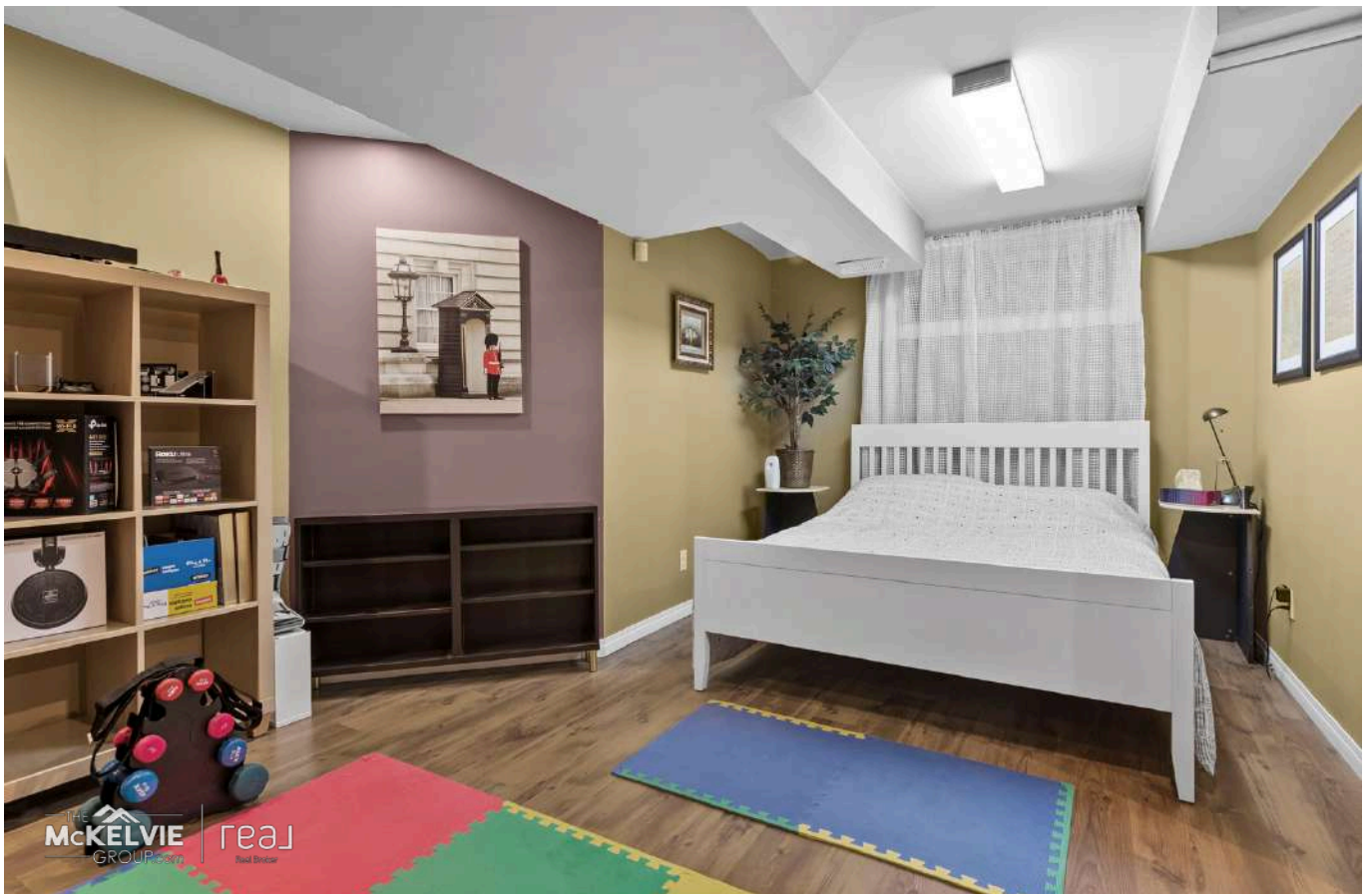




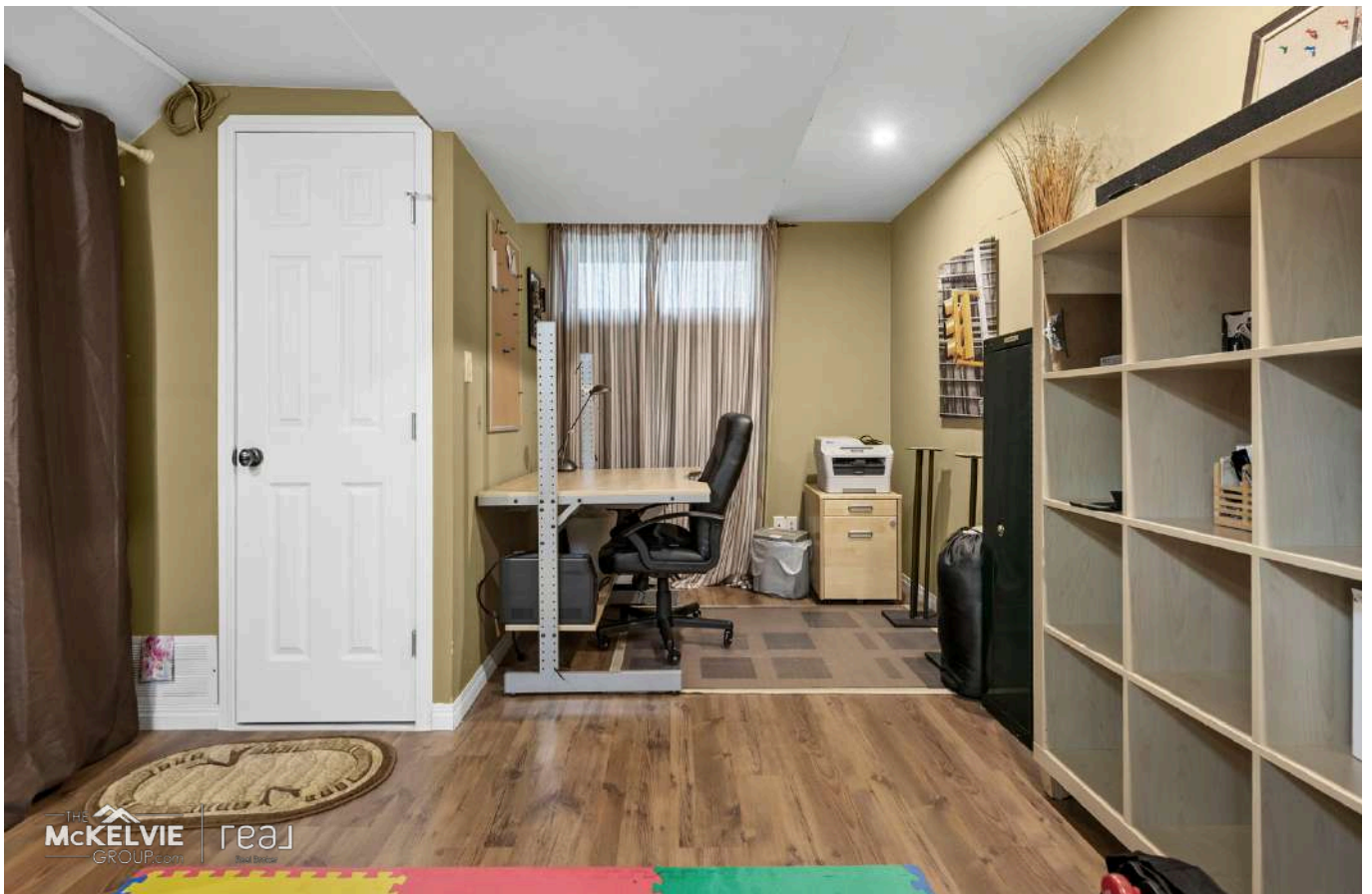






















WELCOME TO

# 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

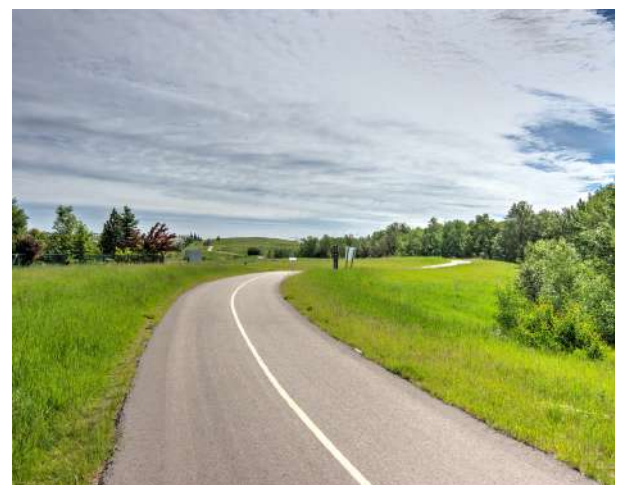
9001 Royal Oak Way NW

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 km<sup>2</sup> (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 Pl 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)

Calgary Alberta T3G 4M3

<https://littlefreelibrary.org/>

### ROCKY RIDGE LIBRARY

11300 Rocky Ridge Road NW

Calgary T3R 1A7

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 T3G 5T3

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

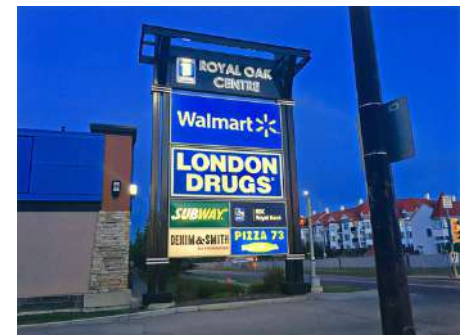
## LOCAL SHOPPING:

### ROYAL OAK ESTATES PLAZA

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

### ROYAL OAK SHOPPING CENTRE

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



## GROCERIES:

Rocky Ridge Co-op - 11595 Rockyvalley Drive NW

Sobeys - 11300 Tuscany Boulevard NW

Sobeys - 9999 Country Hills Boulevard NW

Safeway - 99 Crowfoot Crescent NW

RC Superstore - 5251 Country Hills Blvd NW

### ROCKY RIDGE SHOPPING CENTRE

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

### CROWFOOT SQUARE

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

### MARKET MALL

Distance: 6.4km - 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://bearspawlions.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

## 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)

## 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

## 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/>

## 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/>



# 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>



# THE COMMUNITY





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