# \$419,999 - 22 Royal Birch Villas Nw, Calgary

MLS® #A2207691

### \$419,999

3 Bedroom, 2.00 Bathroom, 1,256 sqft Residential on 0.05 Acres

Royal Oak, Calgary, Alberta

Beautiful, well maintained, low maintenance 2-storey townhome in the sought after community of Royal Oak with 2 parking stalls! This home features an open floor plan with large bay window, stunning gas fireplace, and rich walnut laminate flooring throughout. The large bright kitchen has maple cabinets, and opens to backyard and deck, perfect for BBQ's or just to relax in the outdoors. Upstairs you will find three spacious bedrooms. The primary bedroom features a large bay window, walk-in closet, and a cheater 4 piece bathroom. Two additional bedrooms complete the upstairs. The partially finished basement is a blank canvas for you to create your own personal living space with bedroom and bathroom (plumbing is in place for additional bathroom.) Home has brand new Hot Water Tank, brand new LG dishwasher, updated flooring. The community of Royal Oak offers vast amenities, all within walking distance, or drive if you feel. There are great schools, playgrounds, a community center all joined by pathways. Nearby is Royal Oak Center which is home to supermarkets, pharmacies, dine-in and take-out restaurants. Transit is conveniently located steps away on the main boulevard. Country Hills Blvd and Stoney Trail easily connect this beautiful community to the rest of the city. Avid outdoors people will appreciate quick access to the mountains and stargazers will love seeing the northern lights from your own backyard. \*Red Samsung washer and dryer not included-







home will be sold with working white colored washer and dryer set.

#### Built in 2004

#### **Essential Information**

MLS® # A2207691 Price \$419,999

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,256 Acres 0.05 Year Built 2004

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 22 Royal Birch Villas Nw

Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta
Postal Code T3G5V2

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Assigned, Stall

# Interior

Interior Features Breakfast Bar, High Ceilings, Laminate Counters, Pantry, Storage,

Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Partially Finished, Partial

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed April 3rd, 2025

Days on Market 7

Zoning M-C1

# **Listing Details**

Listing Office First Place Realty

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