

# \$420,000 - 119 Royal Birch Villas Nw, Calgary

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MLS® #A2240173

**\$420,000**

3 Bedroom, 2.00 Bathroom, 1,241 sqft

Residential on 0.04 Acres

Royal Oak, Calgary, Alberta

Step into comfort and convenience in this charming 3-bedroom townhome located in the heart of Royal Oak! Inside, the open-concept main floor offers a warm and inviting living room with a cozy gas fireplace and bay window, perfect for relaxing or entertaining. The kitchen features plenty of cabinetry and a bright dining area, with a convenient 2-piece bathroom rounding out the main level. Upstairs, the spacious primary bedroom includes a walk-in closet and direct access to the shared 4-piece bathroom, while two additional bedrooms provide space for family, guests, or a home office. The unfinished basement is ready for your personal touch and currently offers laundry and generous storage space. Outside, enjoy summer evenings on your wooden deck, with a grassy common area accessible for kids. With close access to Stoney Trail and Crowchild Trail, commuting is a breeze and you're just minutes away from transit, top-rated schools, parks, playgrounds, shopping, and every amenity you could need. Don't miss your chance to own in beautiful Royal Oak!



Built in 2004

## Essential Information

MLS® #                      A2240173

Price                        \$420,000

Bedrooms                3

|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,241         |
| Acres          | 0.04          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 119 Royal Birch Villas Nw |
| Subdivision | Royal Oak                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 5V2                   |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 2     |
| Parking        | Stall |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                                          |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas, Living Room                                                                       |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Unfinished                                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Street Lighting |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt                  |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 54              |
| Zoning         | M-C1 d42        |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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