

# \$499,900 - 177 Royal Birch Mount Nw, Calgary

MLS® #A2224546

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.06 Acres

Royal Oak, Calgary, Alberta

Welcome to The Outlook in Royal Oak! Built by Avalon Master Builders in 2004, great 2 Storey walkout. One of the largest and most popular designed "Norquay" end units, this townhouse features over 1700 square feet of developed space! This MOVE-IN READY 3-bedroom, 2.5-bathroom townhouse boasts an OPEN CONCEPT main level with hardwood flooring which invites you into this spacious & LARGE FLOORPLAN. Main floor has Living and Dining room plus an open Kitchen complete with granite counter tops, raised bar, black appliances and upgraded lighting. Upstairs to the huge master bedroom with ensuite bathroom with separate soaker tub and shower! There are also 2 other good-sized bedrooms, and a full bathroom. The basement is fully finished with pot lights, an open living area, Electric FIREPLACE and a HUGE DEN/WORKSPACE that can be easily utilized as a 4th bedroom! Use the rare walk-out entrance for ENTERTAINING and to a private backyard. You will love your ATTACHED DOUBLE GARAGE! Landscaping & snow removal included - a maintenance free lifestyle in Royal Oak, WALKING distance to transit, Walmart, Grocery, Retail, Medical Clinics, etc. Call to see this Gem!

Built in 2004

## Essential Information

MLS® #

A2224546



|                |               |
|----------------|---------------|
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,367         |
| Acres          | 0.06          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 177 Royal Birch Mount Nw |
| Subdivision | Royal Oak                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G5W7                   |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Park, Parking, Playground, Snow Removal |
| Parking Spaces | 4                                       |
| Parking        | Double Garage Attached                  |
| # of Garages   | 2                                       |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer                       |
| Heating           | Forced Air                                                                                |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Gas                                                                                       |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Walk-Out                                                                            |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony, Barbecue, Playground, Private Yard                   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                               |
| Construction      | Concrete, Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                               |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 13             |
| Zoning         | M-CG           |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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