

\$394,900 - 1 Royal Birch Villas Nw, Calgary

MLS® #A2228117

\$394,900

3 Bedroom, 2.00 Bathroom, 1,250 sqft
Residential on 0.07 Acres

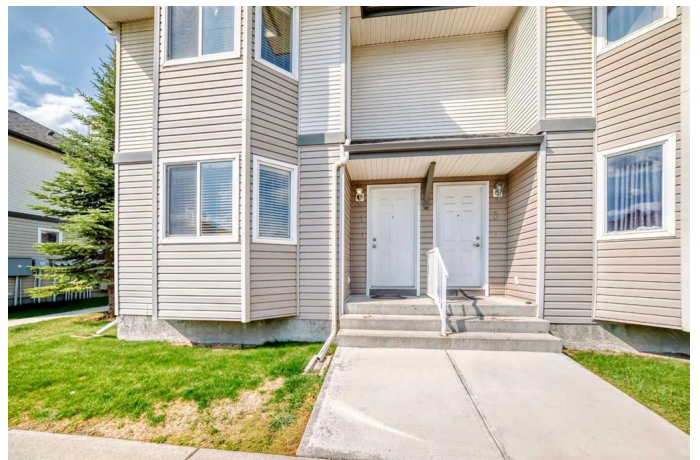
Royal Oak, Calgary, Alberta

Welcome to 1 Royal Birch Villas NW â€” A well maintained, low maintenance 2-storey townhouse in Royal Oak. This 3-bedroom, 1.5-bathroom end-unit townhome freshly painted throughout, is move-in ready. Step inside the house: A bright, open-concept main floor featuring hardwood flooring and a corner gas fireplace. The bright kitchen is facing South Backyard. A convenient half bath completes the main floor. Upstairs, youâ€™ll find three spacious bedrooms and a 4-piece bathroom. The basement is unfinished, but it has a good layout and can be developed with a guest suite, along with laundry and storage options. this home close to schools, shopping, restaurants, transit, parks, and with quick access to Stoney Trail.

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2228117 |
| Price | \$394,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,250 |
| Acres | 0.07 |
| Year Built | 2004 |
| Type | Residential |



| | |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 1 Royal Birch Villas Nw |
| Subdivision | Royal Oak |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 6H7 |

Amenities

| | |
|----------------|---|
| Amenities | Snow Removal, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Outside, Parking Lot, Side By Side, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | No Smoking Home, Open Floorplan |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Other |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 16 |
| Zoning | M-C1 |

Listing Details

Listing Office First Place Realty

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