

\$474,900 - 57 Royal Birch Mount Nw, Calgary

MLS® #A2242601

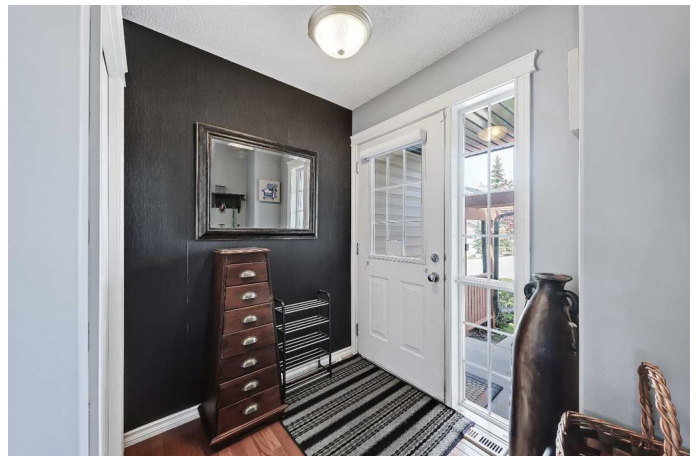
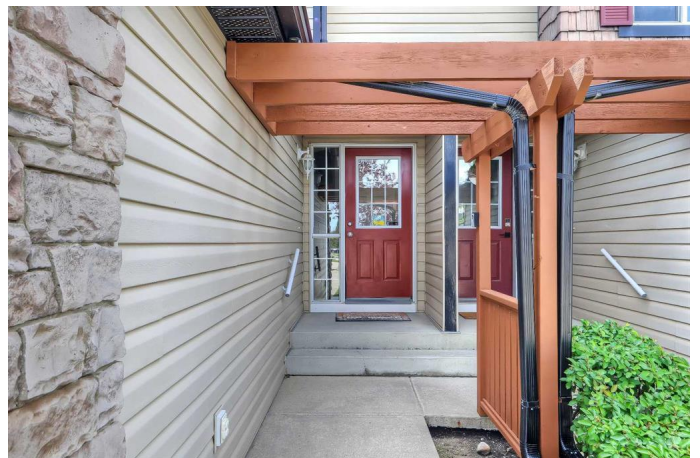
\$474,900

2 Bedroom, 4.00 Bathroom, 1,344 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS! Whether you're a first-time buyer, downsizer, or investor, this thoughtfully updated townhome offers comfort and flexibility in a great location. With nearly 1,900 sq ft of developed living space, this dual primary suite home features a bright walkout basement, a west-facing balcony, and tasteful updates throughout. The main floor is filled with natural light and showcases hardwood flooring, an inviting foyer with access to the oversized attached single garage, and a well-appointed kitchen with white cabinetry, granite counters, stainless steel appliances, and an island with bar seating. The open-concept layout continues into the dining area and spacious living room, complete with a stylish wallpaper feature wall, gas fireplace, and large windows. A sunny west-facing balcony and a convenient 2-piece powder room complete this level. Upstairs, two generous primary bedrooms each offer their own ensuite. The front-facing suite includes a 4-pc bath with an extended vanity and tub/shower combo, while the rear-facing suite boasts a large walk-in closet with built-ins and a renovated 3-pc ensuite with a quartz-topped vanity and stand-up shower. The walkout basement adds even more versatility, featuring a bright rec room that could serve as a third bedroom, home office, or gym. This level also features a 4-pc bath, a large laundry room with a folding counter, side-by-side appliances, and



extra storage space. Step out to a private, fully fenced yard with a covered concrete patioâ€”perfect for outdoor relaxation. Additional upgrades include a new furnace and hot water tank (2020). Enjoy unbeatable convenience with a location thatâ€™s walking distance to groceries, restaurants, transit, and local favourites like Mad Rose Pub. Minutes from Royal Oak Shopping Centre, the Shane Homes YMCA at Rocky Ridge, and with easy access to Stoney Trail and the Tuscany CTrain, this home checks all the boxes.

Built in 2004

Essential Information

MLS® #	A2242601
Price	\$474,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,344
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	57 Royal Birch Mount Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5W7

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
-----------	--------------------------------------

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	1
Zoning	M-CG d35

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.