

\$479,888 - 93 Royal Birch Mount Nw, Calgary

MLS® #A2239385

\$479,888

3 Bedroom, 2.00 Bathroom, 1,230 sqft
Single Family on 0.04 Acres

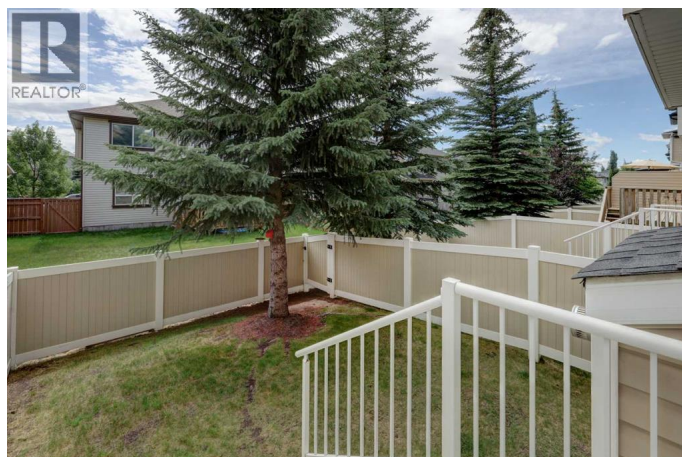
Royal Oak, Calgary, Alberta

Welcome to The Outlook in Royal Oak! This well-maintained 2-storey townhome offers over 1,200 sq. ft. of living space, with a private fenced backyard and an unfinished basement ready for future development. Built by Avalon Master Builders in 2004, recent updates include fresh paint, a new fridge and stove, and a ceiling fan for summer comfort. The upper level features 3 spacious bedrooms and a full bath, while the main floor boasts a functional layout with open-concept kitchen, dining, and living areas, perfect for family life or entertaining. Cozy up by the fireplace in winter and enjoy BBQs in your yard during summer. The attached garage is 22' x 11.8', and the furnace was upgraded in 2016. Located just steps from Royal Oak Shopping Centre, schools, restaurants, medical clinics, and with quick access to Stoney Trail. This home offers the perfect blend of comfort, convenience, and value in a quiet, family-friendly complex. Don't miss out! (id:6289)

Built in 2004

Essential Information

Listing #	A2239385
Price	\$479,888
Bedrooms	3
Bathrooms	2.00
Half Baths	1



Square Footage	1,230
Acres	0.04
Year Built	2004
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	93 Royal Birch Mount Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G5W8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, PVC window, Closet Organizers, No Animal Home, No Smoking Home, Level, Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Oven, Dryer, Microwave, Garburator, Window Coverings
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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