

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

MLS® #A2240173

**\$420,000**

3 Bedroom, 2.00 Bathroom, 1,241 sqft

Single Family 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! (id:6289)



Built in 2004

## Essential Information

Listing #                      A2240173

Price                            \$420,000

Bedrooms                    3

Bathrooms	2.00
Half Baths	1
Square Footage	1,241
Acres	0.04
Year Built	2004
Type	Single Family
Sub-Type	Bare Land Condo

### Community Information

Address	119 Royal Birch Villas Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G5V2

### Amenities

Amenities	Shopping
Parking Spaces	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

### Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

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



Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 11:46pm PDT