

# \$419,999 - 22 Royal Birch Villas Nw, Calgary

MLS® #A2207691

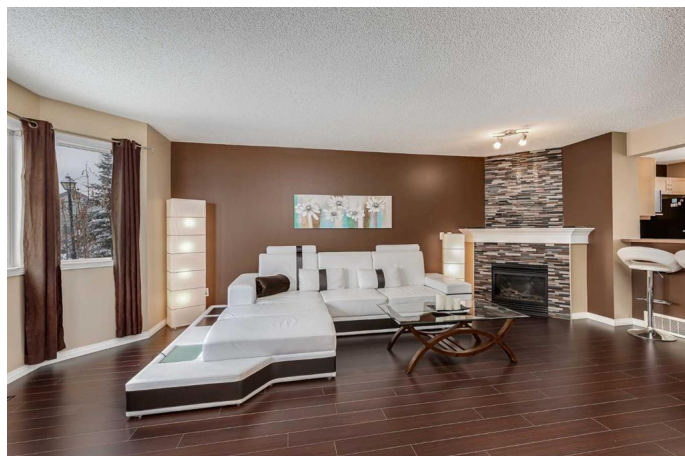
**\$419,999**

3 Bedroom, 2.00 Bathroom, 1,256 sqft

Residential on 0.05 Acres

Royal Oak, Calgary, Alberta

Beautiful, well maintained, low maintenance 2-storey townhome in the sought after community of Royal Oak with 2 parking stalls! This home features an open floor plan with large bay window, stunning gas fireplace, and rich walnut laminate flooring throughout. The large bright kitchen has maple cabinets, and opens to backyard and deck, perfect for BBQs or just to relax in the outdoors. Upstairs you will find three spacious bedrooms. The primary bedroom features a large bay window, walk-in closet, and a cheater 4 piece bathroom. Two additional bedrooms complete the upstairs. The partially finished basement is a blank canvas for you to create your own personal living space with bedroom and bathroom (plumbing is in place for additional bathroom.) Home has brand new Hot Water Tank, brand new LG dishwasher, updated flooring. The community of Royal Oak offers vast amenities, all within walking distance, or drive if you feel. There are great schools, playgrounds, a community center all joined by pathways. Nearby is Royal Oak Center which is home to supermarkets, pharmacies, dine-in and take-out restaurants. Transit is conveniently located steps away on the main boulevard. Country Hills Blvd and Stoney Trail easily connect this beautiful community to the rest of the city. Avid outdoors people will appreciate quick access to the mountains and stargazers will love seeing the northern lights from your own backyard. \*Red Samsung washer and dryer not included-



home will be sold with working white colored washer and dryer set.

Built in 2004

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2207691      |
| Price          | \$419,999     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,256         |
| Acres          | 0.05          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 22 Royal Birch Villas Nw |
| Subdivision | Royal Oak                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G5V2                   |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 2               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Laminate Counters, Pantry, Storage, Walk-In Closet(s)             |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                        |

|                 |                             |
|-----------------|-----------------------------|
| Cooling         | None                        |
| Fireplace       | Yes                         |
| # of Fireplaces | 1                           |
| Fireplaces      | Gas                         |
| Has Basement    | Yes                         |
| Basement        | Partial, Partially Finished |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 28              |
| Zoning         | M-C1            |

## Listing Details

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

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