

# \$479,000 - 160 Royal Birch Mount Nw, Calgary

MLS® #A2235922

**\$479,000**

3 Bedroom, 3.00 Bathroom, 1,297 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

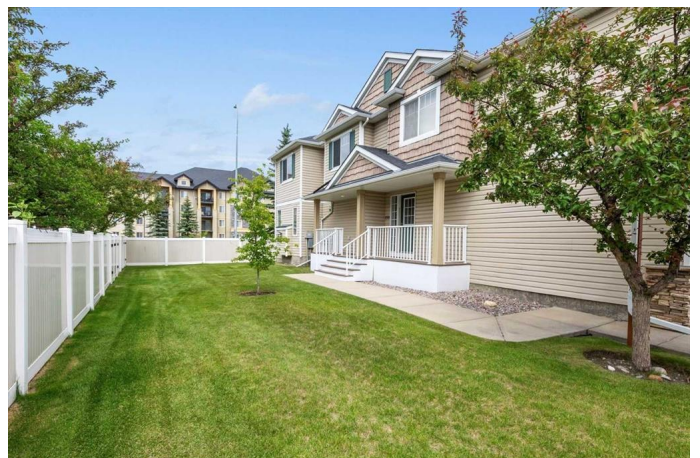
This newly painted and beautifully updated 3-bedroom townhouse offers the perfect blend of style, comfort, and convenience. The bright main floor features new vinyl plank flooring, a spacious living room with a cozy fireplace, dining area, and an updated kitchen with quartz countertops, new stainless steel appliances, corner pantry, breakfast bar, and plenty of prep space. Step directly out to the private backyard – ideal for relaxing or entertaining.

Upstairs, you'll find plush new carpet, a generous primary bedroom with updated 3-piece ensuite, two additional bedrooms, and a full updated 4-piece bathroom. A convenient powder room is located on the main floor.

Enjoy modern touches throughout, including updated lighting and new bathroom cabinetry. The welcoming front porch adds charm, while the single attached garage and extra parking pad provide great flexibility.

The unfinished basement offers potential for future development with rough-in plumbing and an egress window already in place.

Located in a friendly, well-run and well-maintained complex close to transit, shopping, fitness studios, and excellent schools – this is a great place to call home! Call your favourite realtor and book your showing today!



Built in 2009

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2235922      |
| Price          | \$479,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,297         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 160 Royal Birch Mount Nw |
| Subdivision | Royal Oak                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 5W9                  |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Parking, Trash, Visitor Parking                                                                   |
| Parking Spaces | 2                                                                                                 |
| Parking        | Garage Door Opener, Garage Faces Front, Covered, Front Drive, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                                                                                 |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer                       |

|                 |                                       |
|-----------------|---------------------------------------|
| Heating         | Fireplace(s), Forced Air, Natural Gas |
| Cooling         | None                                  |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas, Living Room, Mantle, Decorative  |
| Has Basement    | Yes                                   |
| Basement        | Full, Unfinished                      |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                   |
| Lot Description   | Back Yard, City Lot, Landscaped, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 32             |
| Zoning         | M-CG d35       |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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