

1 Royal Birch Villas NW Calgary, Alberta

MLS # A2228117



\$394,900

Division:	Royal Oak		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,250 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Outside, Parking Lot, Side By Side, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to 1 Royal Birch Villas NW – A well maintained, low maintenance 2-storey townhouse in Royal Oak. This 3-bedroom, 1.5-bathroom end-unit townhome freshly painted throughout, is move-in ready. Step inside the house: A bright, open-concept main floor featuring hardwood flooring and a corner gas fireplace. The bright kitchen is facing South Backyard. A convenient half bath completes the main floor. Upstairs, you’ll find three spacious bedrooms and a 4-piece bathroom. The basement is unfinished, but it has a good layout and can be developed with a guest suite, along with laundry and storage options. this home close to schools, shopping, restaurants, transit, parks, and with quick access to Stoney Trail.