

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

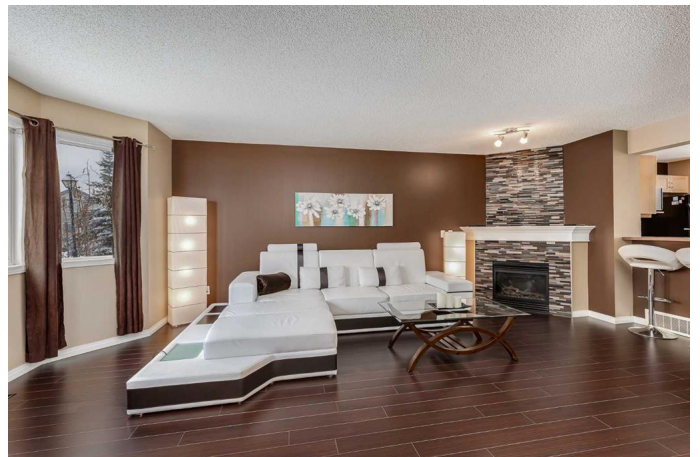
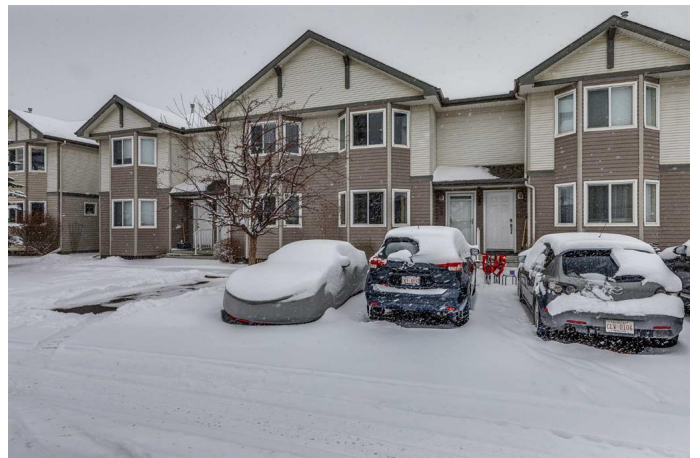
MLS® #A2207691

**\$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	16
Zoning	M-C1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.