

\$349,900 - 40 Royal Birch Mount Nw, Calgary

MLS® #A2114430

\$349,900

2 Bedroom, 1.00 Bathroom, 1,005 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Back on market due to financing. Beautiful Bungalow Townhouse located in the desirable community of Royal Oak, close to schools, transportation, shopping and all amenities.

This spectacular property features an open floor plan, vaulted ceilings, huge windows throughout, bright living and dining area, Center gas fireplace and patio door going out to the private spacious patio. The kitchen offers lots of cabinets, center island, black appliances, and corner pantry. This home comes complete with 2 bedrooms, full bathroom, Insuite laundry, Single attached garage, great complex, low condo fees and so much more. This is a must see.

Built in 2004

Essential Information

MLS® #	A2114430
Price	\$349,900
Sold Price	\$370,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,005
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow



Status	Sold
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Community Information

Address	40 Royal Birch Mount Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5W9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Oversized, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	Living Room
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Other, Private Entrance
Lot Description	Corner Lot, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	April 2nd, 2024
Days on Market	19
Zoning	M-CG d35
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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