

\$475,000 - 85 Royal Birch Mount Nw, Calgary

MLS® #A2132565

\$475,000

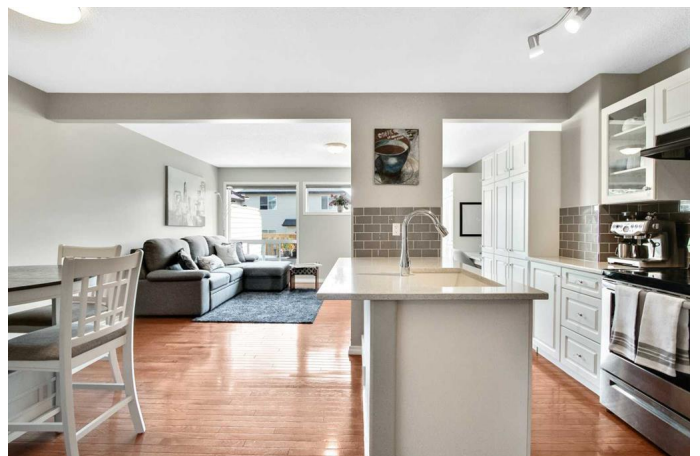
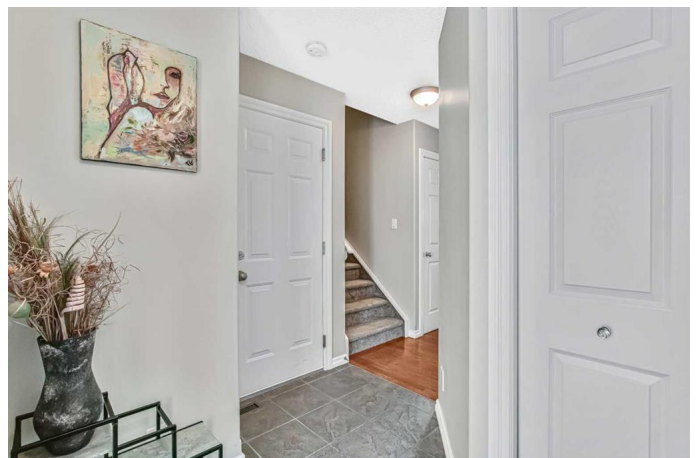
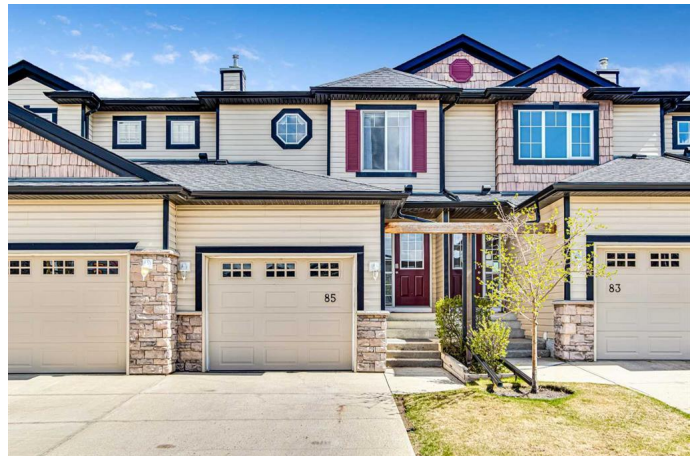
3 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Welcome to your future home! This charming two-story, three-bedroom townhouse is nestled in the serene community of Royal Oak, conveniently close to top schools, University of Calgary, and fantastic shopping options. Boasting numerous upgrades, this residence features sleek quartz countertops in the kitchen and both upper bathrooms, complemented by a stylish subway tile backsplash. The kitchen shines with expansive full-height cabinetry and a convenient island housing an under-mount granite sink, seamlessly connecting to the dining room and flooded with natural light in the bright living room. The main floor exudes warmth with its gleaming hardwood floors, offering a spacious dining area ideal for hosting gatherings and a convenient half bath with a pedestal sink. Ascend to the upper level to discover the master bedroom, complete with an upgraded ensuite. Two additional bedrooms and another bathroom provide ample space for family or guests. Step outside to your backyard oasis, featuring a generously sized deck and stairs leading to the expansive yard, perfect for outdoor enjoyment and relaxation. Enjoy the convenience of walking distance to plazas and shopping, coffee shops, fitness/yoga centers, and easy access to head to the mountains. This meticulously upgraded townhouse is ready to welcome you home!

Built in 2004



Essential Information

MLS® #	A2132565
Price	\$475,000
Sold Price	\$526,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,366
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	85 Royal Birch Mount Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5W8

Amenities

Amenities	Other, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Playground
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 26th, 2024
Days on Market	10
Zoning	M-CG d35
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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