

\$475,000 - 58 Royal Birch Villas Nw, Calgary

MLS® #A2158735

\$475,000

4 Bedroom, 2.00 Bathroom, 1,254 sqft

Residential on 0.05 Acres

Royal Oak, Calgary, Alberta

This 2-storey end unit townhouse in Royal Crowning has been freshly painted and features rich walnut laminate flooring throughout the open main floor. The bright kitchen with maple cabinets opens to a private backyard and deck, perfect for outdoor relaxation.

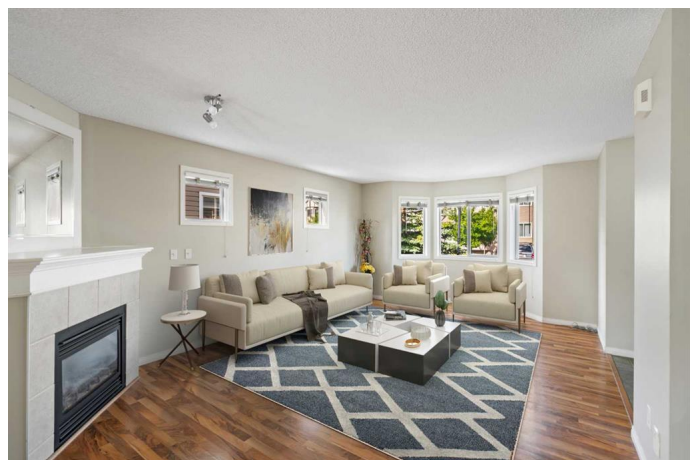
Upstairs, the primary bedroom features a bay window, walk-in closet, and easy access to a 4-piece bathroom. Two additional bedrooms provide plenty of space for family or a home office. The partially finished basement could easily become a family room and an extra bedroom, with plumbing already set up for an additional bathroom to suit your needs.

Extra features include an updated patio, new roof, new fridge, and recently replaced water heater and washer/dryer. Excellent condo management ensures everything is well-maintained.

Located just steps from top-rated schools, parks, grocery stores, and dining, this home offers a convenient lifestyle. With two parking stalls right in front, your daily routines are made easy.

Don't miss out—schedule your private showing today! ***Virtual Staged Photos.***

Built in 2004



Essential Information

MLS® #	A2158735
Price	\$475,000
Sold Price	\$435,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,254
Acres	0.05
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	58 Royal Birch Villas Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5V2

Amenities

Amenities	None
Parking Spaces	2
Parking	Stall

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features None
Lot Description Landscaped
Roof Asphalt Shingle
Construction Brick, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 22nd, 2024
Date Sold September 11th, 2024
Days on Market 21
Zoning M-C1 d42
HOA Fees 0.00

Listing Details

Listing Office Real Broker

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