

\$469,900 - 15 Royal Birch Mount Nw, Calgary

MLS® #A2164538

\$469,900

2 Bedroom, 2.00 Bathroom, 1,259 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

MOVE IN READY and IMPROVED - 2-storey townhome, perfectly situated in a sought-after ROYAL OAK location with unparalleled accessibility. Enjoy the ease of strolling to a variety of amenities, including shopping, dining, essential services, public transit, scenic parks and sledding hills. AC has been professionally installed - so you can fully enjoy HOT days/weeks/month in Calgary - plus you will LOVE the ATTACHED single garage - in the upcoming winter! Welcoming and covered front porch. Phantom screens on both the front and back doors - these owners have thought of everything! Fully RENOVATED kitchen with full-height custom cabinetry, chic tile backsplash & quartz countertops. High-end stainless-steel appliances, HUGE corner pantry & floating shelves merge both practicality and style. Breakfast bar is perfect for stools - or use spacious dining area for morning coffee or those special meals. Transition directly to your FENCED yard - lawn mowed by the condo corp! Love to BBQ - the bbq stays! Did I mention ALL the windows? This unit is flooded with NATURAL LIGHT! Fireplace in living area will create cozy moments in the future. Laminate floors throughout main floor. 2 piece calming powder room and loads of closet space. Head upstairs and discover the MASSIVE primary suite - this is a real retreat! Elegant laminate floors add charm. California closet UPGRADE in one of the closets plus a SECOND closet perfect for couples or one person with loads of



clothes/shoes! The renovated 4-piece main bathroom features stylish WHITE subway tiles, new faucets/drains = spa-like retreat w/deep soaking tub. The sizable second bedroom includes a walk-in closet and offers flexibility for various uses - office, guests, kids. These owners did not need to develop the lower space - but a future buyer could add a third bedroom, another bathroom and still have loads of space for a family room or gym as well! Laundry is located in the basement. BRAND NEW washer and dryer and a freezer will stay behind. NEW furnace. NEW hot water tank! NOTHING for you to worry about - just move right in!!!!!! VISITOR parking is located right in front of this unit. PET FRIENDLY with board approval - Fish, Birds, 2 Cats or 2 Dogs. Playground, green space, outdoor pergola dining area all are benefits of living in this complex. Love the outdoors???!! You will appreciate nearby parks and scenic pathways! Have kids? Schools within walking distance. Right off the Ring Rd - makes it easy to get anywhere! 20 minute drive to the airport. Less than 25 minute commute downtown! Door to door to Canmore in an hour! 5 mins to the ROCKY RIDGE YMCA - a regional hub of physical activity & a multipurpose gathering space for the community! Provides essential health and wellness services, community and arts programs and child care services. Student? 15 mins to the U of C. Easy access to Hospitals. Call your favorite realtor today - this one won't last!

Built in 2004

Essential Information

MLS® #	A2164538
Price	\$469,900
Sold Price	\$460,000

Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,259
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	15 Royal Birch Mount Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5W7

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Guest, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2024
Date Sold	September 28th, 2024
Days on Market	18
Zoning	M-CG d35
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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