

51 Royal Birch Villas NW Calgary, Alberta

MLS # A2235808



\$429,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d42
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	N/A		

Take a virtual stroll through this delightful Royal Oak townhouse via its 3D tour! This freshly painted home offers 3 spacious bedrooms, 1.5 bathrooms, and two parking stalls, all within a peaceful, family-oriented neighbourhood, with low condo fees. The home features brand-new vinyl plank flooring on both the main floor and upper level, sleek kitchen cabinets with new countertops, a new sink and new stainless steel appliances. A cozy corner gas fireplace adds warmth and charm to the living room. Upstairs, you'll find three generous bedrooms and a 4-piece bathroom with a new countertop. An unfinished basement is ready for your personal touch. The location is truly a standout—just 800m walking distance to elementary and junior high schools, a 5-minute drive to Robert Thirsk High School, and minutes to grocery stores, cafes, restaurants, fitness centers, and medical clinics. Only 10 minutes from Crowfoot Library and the LRT station, commuting downtown is a breeze, while quick access to Stoney Trail and Country Hills Blvd makes weekend getaways or daily errands incredibly convenient. Plus, with CrossIron Mills shopping center and Calgary's downtown core just 20 minutes away, you'll enjoy the perfect blend of suburban serenity and urban accessibility. Don't miss the chance to call this Royal Oak gem your own!