

## 119 Royal Birch Villas NW Calgary, Alberta

**MLS # A2240173**


# \$420,000

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oak             |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 1,241 sq.ft.          | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Stall                 |               |                   |
| <b>Lot Size:</b> | 0.04 Acre             |               |                   |
| <b>Lot Feat:</b> | Street Lighting       |               |                   |

|                    |                          |                   |          |
|--------------------|--------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate         | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt                  | <b>Condo Fee:</b> | \$ 293   |
| <b>Basement:</b>   | Full, Unfinished         | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-C1 d42 |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Breakfast Bar            |                   |          |

**Inclusions:** Pink work table in basement

Step into comfort and convenience in this charming 3-bedroom townhome located in the heart of Royal Oak! Inside, the open-concept main floor offers a warm and inviting living room with a cozy gas fireplace and bay window, perfect for relaxing or entertaining. The kitchen features plenty of cabinetry and a bright dining area, with a convenient 2-piece bathroom rounding out the main level. Upstairs, the spacious primary bedroom includes a walk-in closet and direct access to the shared 4-piece bathroom, while two additional bedrooms provide space for family, guests, or a home office. The unfinished basement is ready for your personal touch and currently offers laundry and generous storage space. Outside, enjoy summer evenings on your wooden deck, with a grassy common area accessible for kids. With close access to Stoney Trail and Crowchild Trail, commuting is a breeze &mdash; and you're just minutes away from transit, top-rated schools, parks, playgrounds, shopping, and every amenity you could need. Don't miss your chance to own in beautiful Royal Oak!