

81 Royal Birch Mount NW Calgary, Alberta

MLS # A2240911


\$495,000

Division:	Royal Oak		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,303 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 429
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Pantry		

Inclusions: Murphy Bed, Tv Bracket

Welcome to this stunning 2-storey townhome in The Outlook at Royal Oak! Boasting over 1,300 sq. ft. of thoughtfully designed living space, this charming home features a private, fenced backyard, deck and a double attached garage. The main floor offers an inviting open-concept layout with a cozy gas fireplace in the living room, a bright dining area, and a well-appointed kitchen that opens onto a sunny deck—complete with a BBQ gas line for effortless outdoor entertaining. Upstairs, you’ll find two generously sized bedrooms, each with its own private ensuite, providing comfort and privacy for all. The fully finished lower level adds even more living space, including a warm and versatile family room, a convenient powder room, and a laundry area. Ideally located just steps from Royal Oak Shopping Centre, top-rated schools, restaurants, medical clinics, and with quick access to Stoney Trail, this home offers the perfect balance of comfort, convenience, and value—all within a quiet, family-friendly complex. Don’t miss your opportunity to make this beautiful townhome your own, call today for a private showing!