

130 Royal Birch Mount NW
Calgary, Alberta

MLS # A2175623



\$512,000

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,432 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Enclosed, Garage D		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot, Level, Street Lighting, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 403
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: n/a

Comfortable 3-Bedroom, 2 1/2 Bathroom Townhouse with a Double Garage in a Prime Location Settle into this inviting 3-bedroom, 2.5-bathroom townhouse, ideally situated in a quiet, well-maintained complex. With a layout that maximizes space and functionality, this home offers a spacious primary bedroom complete with an ensuite bathroom, while the additional two bedrooms provide plenty of room for family, guests, or home office needs. The main living area features beautiful hardwood floors that flow through the open-concept living and dining spaces, perfect for both daily living and entertaining. A well-equipped kitchen provides ample storage and space for casual dining, making it both practical and cozy. Step outside to enjoy your private, fenced yard—a peaceful setting for outdoor relaxation, gardening, or al fresco dining. Additional amenities include a double attached garage, offering convenience for parking and extra storage. Full Unfinished basement provides another 600 sq/ft of space. Located in a prime area, this townhouse is close to essential amenities. Find a variety of shopping centers, grocery stores, and local dining options just a short drive away. Schools and parks are within easy reach, making this location ideal for families. Public transit is conveniently accessible, offering an easy commute to surrounding areas. Enjoy a balanced lifestyle in a home that combines comfort, convenience, and community.