

# \$419,999 - 22 Royal Birch Villas Nw, Calgary

MLS® #A2207691

**\$419,999**

3 Bedroom, 2.00 Bathroom, 1,256 sqft  
Residential on 0.05 Acres

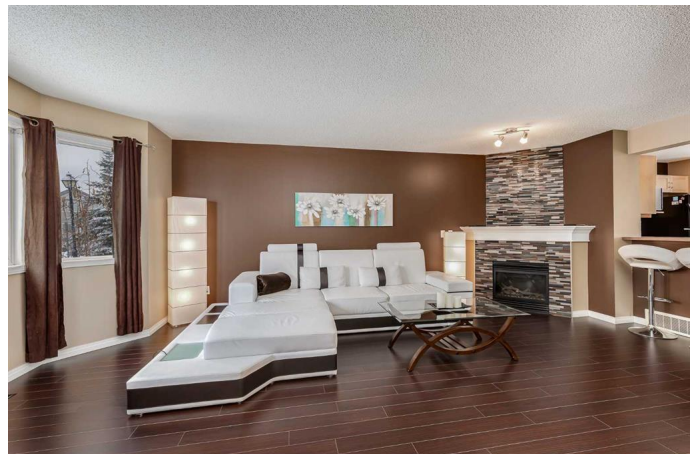
Royal Oak, Calgary, Alberta

**\*OPEN HOUSE APRIL 5 2PM - 4PM\***

Beautiful, well maintained, low maintenance 2-storey townhome in the sought after community of Royal Oak with 2 parking stalls!

This home features an open floor plan with large bay window, stunning gas fireplace, and rich walnut laminate flooring throughout. The large bright kitchen has maple cabinets, and opens to backyard and deck, perfect for BBQs or just to relax in the outdoors.

Upstairs you will find three spacious bedrooms. The primary bedroom features a large bay window, walk-in closet, and a cheater 4 piece bathroom. Two additional bedrooms complete the upstairs. The partially finished basement is a blank canvas for you to create your own personal living space with bedroom and bathroom (plumbing is in place for additional bathroom.) Home has brand new Hot Water Tank, brand new LG dishwasher, updated flooring. The community of Royal Oak offers vast amenities, all within walking distance, or drive if you feel. There are great schools, playgrounds, a community center all joined by pathways. Nearby is Royal Oak Center which is home to supermarkets, pharmacies, dine-in and take-out restaurants. Transit is conveniently located steps away on the main boulevard. Country Hills Blvd and Stoney Trail easily connect this beautiful community to the rest of the city. Avid outdoors people will appreciate quick access to the mountains and stargazers will love seeing the northern lights from your own backyard. \*Red



Samsung washer and dryer not included-  
home will be sold with working white colored  
washer and dryer set.

Built in 2004

### **Essential Information**

MLS® #	A2207691
Price	\$419,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,256
Acres	0.05
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	22 Royal Birch Villas Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5V2

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	4
Zoning	M-C1

### **Listing Details**

Listing Office	First Place Realty
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