

# \$469,900 - 142 Royal Birch Mount Nw, Calgary

MLS® #A2223110

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Welcome to the highly sought-after Royal Oak community! This beautifully maintained 3-bedroom, 2.5-bathroom townhouse offers the perfect blend of comfort and convenience.

The spacious main floor features an open-concept layout, where the kitchen seamlessly flows into the large living area—ideal for entertaining. The back door leads to your private, fully fenced backyard, providing a peaceful outdoor retreat.

Upstairs, you'll find the spacious primary bedroom, complete with a 4-piece ensuite and a walk-in closet. Two additional well-sized bedrooms offer plenty of space for kids or guests, and a 4-piece bathroom completes this level.

The basement is ready for your creative touch, offering endless potential for customization. Recent updates include brand-new carpet on the upper floor and air conditioning to keep you cool during those warm Calgary days.

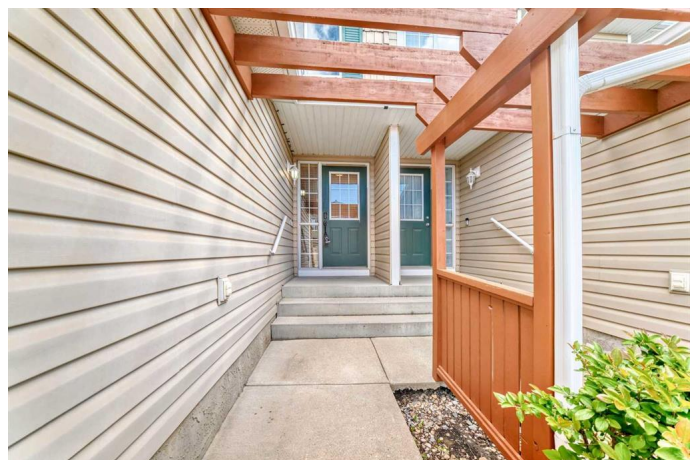
Located just minutes from a wide range of amenities, shopping, and schools, this townhouse is perfectly positioned for easy access to everything you need.

Built in 2004

## Essential Information

MLS® #

A2223110



|                |               |
|----------------|---------------|
| Price          | \$469,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,344         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 142 Royal Birch Mount Nw |
| Subdivision | Royal Oak                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G5W9                   |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Parking                                              |
| Parking Spaces | 2                                                    |
| Parking        | Driveway, Garage Door Opener, Single Garage Attached |
| # of Garages   | 1                                                    |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                   |
| Cooling           | Central Air                                                                                                                               |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                          |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

|                 |                                             |
|-----------------|---------------------------------------------|
| Lot Description | Back Yard, Landscaped, No Neighbours Behind |
| Roof            | Asphalt Shingle                             |
| Construction    | Brick, Vinyl Siding, Wood Frame             |
| Foundation      | Poured Concrete                             |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 2              |
| Zoning         | M-CG d35       |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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