

130 Royal Birch Mount NW  
Calgary, Alberta

MLS # A2175623



## \$512,000

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 403
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.