# \$419,900 - 56 Royal Birch Villas Nw, Calgary

MLS® #A2222700

## \$419,900

4 Bedroom, 2.00 Bathroom, 1,255 sqft Residential on 0.05 Acres

Royal Oak, Calgary, Alberta

Welcome to 56 Royal Birch Villas NW – A Stylish End Unit in Desirable Royal Oak. This beautifully maintained 3-bedroom, 1.5-bathroom end-unit townhome offers the

1.5-bathroom end-unit townhome offers the perfect combination of comfort, style, and convenience in the sought-after community of Royal Oak. Freshly painted throughout, this home is move-in ready and full of modern updates that make it shine. Step inside to a bright, open-concept main floor featuring vinyl plank flooring and updated lighting. A corner gas fireplace adds warmth and character to the living area, creating a cozy space to unwind. The kitchen is outfitted with stainless steel appliances, plenty of cabinetry, and a functional layout ideal for both cooking and entertaining. A convenient half bath completes the main floor. Upstairs, you'II find three spacious bedrooms and a modern 4-piece bathroom, providing comfort and practicality for families or guests. The fully finished basement offers flexible space for a home office, rec room, gym, or guest suite, along with laundry and storage options. Enjoy your private back deck, perfect for outdoor relaxation or entertaining. With visitor parking and low-maintenance living in a professionally managed complex, this home is a fantastic opportunity for buyers of all types. Located close to schools, shopping, restaurants, transit, parks, and with quick access to Stoney Trail, this property delivers on both lifestyle and location. Don't miss your chance to own this move-in-ready gem in Royal Oak!







## **Essential Information**

MLS® # A2222700 Price \$419,900

Bedrooms 4

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,255

Acres 0.05 Year Built 2004

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 56 Royal Birch Villas Nw

Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta

Postal Code T3G 5V2

#### **Amenities**

Amenities Snow Removal, Visitor Parking

Parking Spaces 2

Parking Side By Side, Stall, Assigned, Outside, Parking Lot

### Interior

Interior Features Breakfast Bar, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Stone

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Backs on to Park/Green Space, Irregular Lot, Landscaped, Lawn,

Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 20th, 2025

Days on Market 4

Zoning M-C1

## **Listing Details**

Listing Office Real Broker

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