

\$394,900 - 1 Royal Birch Villas Nw, Calgary

MLS® #A2228117

\$394,900

3 Bedroom, 2.00 Bathroom, 1,250 sqft

Residential on 0.07 Acres

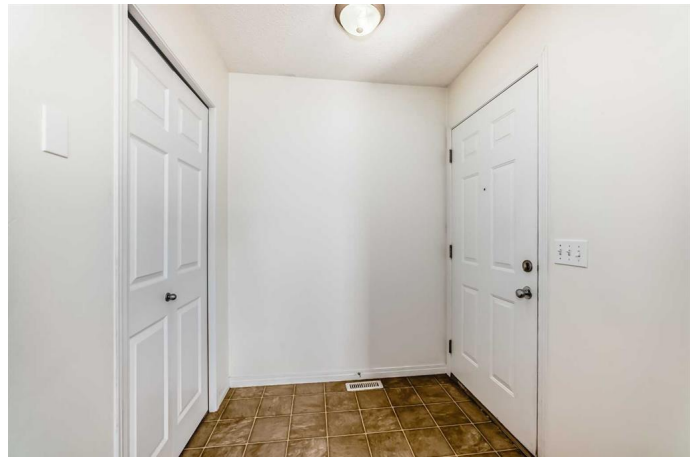
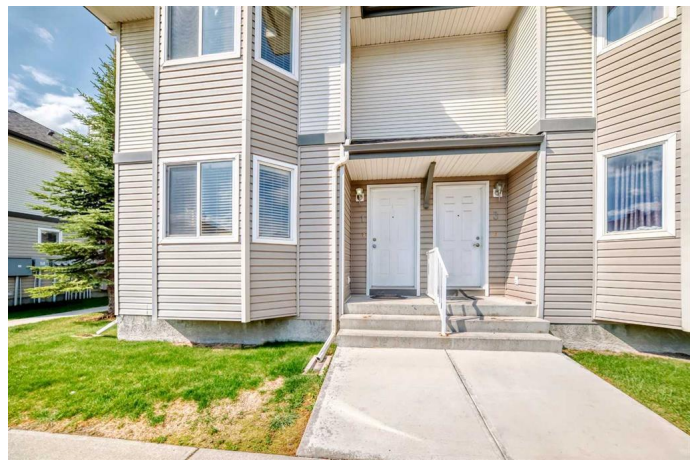
Royal Oak, Calgary, Alberta

Welcome to 1 Royal Birch Villas NW – A well maintained, low maintenance 2-storey townhouse in Royal Oak. This 3-bedroom, 1.5-bathroom end-unit townhome freshly painted throughout, is move-in ready. Step inside the house: A bright, open-concept main floor featuring hardwood flooring and a corner gas fireplace. The bright kitchen is facing South Backyard. A convenient half bath completes the main floor. Upstairs, you’ll find three spacious bedrooms and a 4-piece bathroom. The basement is unfinished, but it has a good layout and can be developed with a guest suite, along with laundry and storage options. This home close to schools, shopping, restaurants, transit, parks, and with quick access to Stoney Trail.

Built in 2004

Essential Information

MLS® #	A2228117
Price	\$394,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,250
Acres	0.07
Year Built	2004
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1 Royal Birch Villas Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6H7

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Parking Lot, Side By Side, Stall, Outside

Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	June 5th, 2025
Days on Market	10
Zoning	M-C1

Listing Details

Listing Office First Place Realty

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