



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**181 Royal Birch Mount NW
Calgary, Alberta**

MLS # A2235130



\$479,900

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,416 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Sloped Down		

Heating:	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Jetted Tub, Pantry, Recessed Lighting, Storage, Vinyl Windows

Water:	Public
Sewer:	Public Sewer
Condo Fee:	\$ 429
LLD:	-
Zoning:	M-CG d35
Utilities:	-

Inclusions: TV Mounts, Surround speakers mounted on fireplace.

Step into The Outlook of Royal Mews, a sought-after community where charm, convenience, and comfort meet. This large 1,415 sq ft end-unit row home stands out with its private yard and balcony, offering extra outdoor space that's perfect for relaxing or entertaining. Enjoy the benefits of a condo lifestyle with the feel of a single-family home. Located in a family-driven area, you're surrounded by parks, walking paths, schools, rec centres, and shopping—everything you need is just minutes away. Whether you're taking in the peaceful surroundings or connecting with the vibrant neighbourhood, living here truly is a unique and rewarding experience.