



GRASSROOTS
REALTY GROUP

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

MLS # A2235922



\$489,000

Division:	Royal Oak		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,297 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Covered, Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, City Lot, Landscaped, Low Maintenance Landscape, No Neighbour		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 429

LLD: -

Zoning: M-CG d35

Utilities: -

Inclusions: Refrigerator in Garage

This newly painted and beautifully updated 3-bedroom townhouse offers the perfect blend of style, comfort, and convenience. The bright main floor features new vinyl plank flooring, a spacious living room with a cozy fireplace, dining area, and an updated kitchen with quartz countertops, new stainless steel appliances, corner pantry, breakfast bar, and plenty of prep space. Step directly out to the private backyard — ideal for relaxing or entertaining. Upstairs, you'll find plush new carpet, a generous primary bedroom with updated 3-piece ensuite, two additional bedrooms, and a full updated 4-piece bathroom. A convenient powder room is located on the main floor. Enjoy modern touches throughout, including updated lighting and new bathroom cabinetry. The welcoming front porch adds charm, while the single attached garage and extra parking pad provide great flexibility. The unfinished basement offers potential for future development with rough-in plumbing and an egress window already in place. Located in a friendly, well-run and well-maintained complex close to transit, shopping, fitness studios, and excellent schools — this is a great place to call home! Call your favourite realtor and book your showing today!