



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2240911**



**\$495,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 429
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d35
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** Murphy Bed, Tv Bracket

Welcome to this stunning 2-storey townhome in The Outlook at Royal Oak! Boasting over 1,300 sq. ft. of thoughtfully designed living space, this charming home features a private, fenced backyard, deck and a double attached garage. The main floor offers an inviting open-concept layout with a cozy gas fireplace in the living room, a bright dining area, and a well-appointed kitchen that opens onto a sunny deck—complete with a BBQ gas line for effortless outdoor entertaining. Upstairs, you’ll find two generously sized bedrooms, each with its own private ensuite, providing comfort and privacy for all. The fully finished lower level adds even more living space, including a warm and versatile family room, a convenient powder room, and a laundry area. Ideally located just steps from Royal Oak Shopping Centre, top-rated schools, restaurants, medical clinics, and with quick access to Stoney Trail, this home offers the perfect balance of comfort, convenience, and value—all within a quiet, family-friendly complex. Don’t miss your opportunity to make this beautiful townhome your own, call today for a private showing!