



GRASSROOTS
REALTY GROUP

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16 Royal Birch Mount NW
Calgary, Alberta

MLS # A2244590



\$499,888

Division:	Royal Oak		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 429
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d35
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Soaking Tub, Storage		

Inclusions: n/a

Largest Floor Plan in The Outlook! Fall in love with this stunning 2-bedroom, 2.5-bathroom Norquay floor plan—the largest in The Outlook. Enjoy the perfect balance of vibrant nearby amenities and the peaceful tranquility of Royal Oak. The main floor offers a bright, open layout with a spacious dining area and family room that flows onto a large deck—perfect for relaxing or entertaining. Upstairs, you’ll find two master suites, each with its own ensuite and walk-in closet. Plus — did we mention the fully finished basement? Upgrades include central A/C, air recirculation, premium kitchen appliances (Bosch dishwasher, fridge with water filtration, ceramic-top stove), new counters, and upgraded flooring. Step outside to a fenced private yard with underground sprinklers—larger than many detached homes! All this, just steps from Royal Oak Shopping Centre, Walmart, restaurants, schools, public transit, and with quick access to Stoney Trail for easy commuting or weekend getaways. Don’t miss this one! Take the 3D tour and book your private showing today!