



GRASSROOTS
REALTY GROUP

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

MLS # A2282365



\$435,000

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,383 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garag		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

LOCATION..LOCATION...LOCATION...Welcome to this well-maintained & FRESHLY PAINTED 2-storey Townhome in the highly desirable community of Royal Oak NW Calgary, offering 1,970 SQ.FT. OF TOTAL DEVELOPED LIVING SPACE. This home is ideal for families, professionals, or investors looking for space, functionality, and a prime location. The main floor features a BRIGHT OPEN-CONCEPT LAYOUT with a spacious living room, dining area, and a FUNCTIONAL KITCHEN WITH ISLAND AND AMPLE CABINETRY, along with a CONVENIENT 2-PIECE BATHROOM and access to a SINGLE ATTACHED GARAGE. Upstairs you will find TWO GENEROUSLY SIZED BEDROOMS, EACH WITH ITS OWN PRIVATE 4-PIECE ENSUITE, providing excellent privacy and comfort—ideal for roommates, 2 couples, guests, or growing families.. The FULLY FINISHED BASEMENT includes a THIRD BEDROOM, a large recreation area, a DEDICATED LAUNDRY ROOM, and additional storage space. Enjoy outdoor living with a PRIVATE PATIO/YARD, driveway parking, and the benefits of a WELL-MANAGED CONDO COMPLEX WITH REASONABLE CONDO FEES including snow removal, landscaping, and common area maintenance. Located close to PARKS, PLAYGROUNDS, WALKING AND BIKE PATHS, top-rated schools, and minutes from ROYAL OAK CENTRE, BEACON HILL, WALMART AND CROWFOOT CROSSING, with quick access to CROWCHILD TRAIL, STONEY TRAIL (RING ROAD), SARCEE TRAIL, COUNTRY HILLS BOULEVARD, and the CROWFOOT C-TRAIN STATION. IMMEDIATE POSSESSION AVAILABLE. 3D/Virtual Tour on Listing Link. Call your favourite realtor now for private viewing.

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