



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

**MLS # A2285195**



**\$499,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,358 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 407
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d35
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 49 Royal Birch Mount NW, a beautifully maintained and fully finished walk-out home in the desirable Outlook Townhomes. This residence offers an ideal blend of comfortable living, abundant natural light, and an unbeatable location, making it the perfect setting for your family's next chapter. From the moment you arrive, you are greeted by a large and inviting front entry. The main floor is designed for both daily living and effortless entertaining. It features a practical half bathroom, a spacious kitchen complete with a raised eating bar and a new french door refrigerator, and a separate dining area. The living room is exceptionally spacious and filled with light, enhanced by a patio door that leads to your private deck—an ideal space to relax and enjoy the home's coveted southwest backyard exposure. Upstairs, you will find a serene retreat in the large primary bedroom, which boasts a generous walk-in closet and a well-appointed four-piece ensuite bathroom. Two additional large bedrooms provide ample space for family or guests, with one offering a walk-in closet and picturesque mountain views. A second full four-piece bathroom and cohesive laminate flooring throughout complete this level. The versatile lower walk-out level significantly expands your living space. It includes a large family room that can easily serve as a fourth bedroom, along with a convenient three-piece bathroom and laundry facilities. This level walks out directly to your fully fenced, south-facing private backyard—a safe and sunny oasis perfect for children, pets, and outdoor enjoyment. A notable convenience is the rear gate that provides direct access to the bus stop across the street, offering seamless connectivity to the Tuscany LRT Station. Nestled in the family-friendly Outlook townhome complex, this home benefits from quiet streets, green spaces, and a community

basketball hoop. The location is truly unparalleled, offering extremely easy access to Stoney Trail for efficient commuting. Daily errands and amenities are just a short walk away, including Sobey's, Walmart, London Drugs, Starbucks, and all the shops in Royal Oak. The area is also served by the nearby YMCA, community elementary and middle schools, and several respected private schools, including Al Amal Academy and Renert School, all within a short commute. This home is in a prime location, ready to welcome you. Schedule your private viewing today to experience all that 49 Royal Birch Mount NW has to offer.