



114 Royal Birch Villas NW
Calgary, Alberta

MLS # A2289070



\$377,800

Division:	Royal Oak		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,152 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 293
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d42
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, Pantry		

Inclusions: None

Welcome to 114 Royal Birch Villas NW, one of the best values currently available in Royal Oak. This well-maintained two-storey townhome offers 2 bedrooms, 1.5 bathrooms, and TWO assigned parking stalls directly behind the unit, providing everyday convenience and easy access. The bright, open-concept main floor features a spacious living room with a charming bay window and cozy corner gas fireplace. The functional kitchen includes ample cabinetry, pantry storage, and a dining area with access to your sunny deck — perfect for relaxing or entertaining. Mature hedges and fruit trees create added privacy and a welcoming outdoor setting. Upstairs, you'll find two generously sized bedrooms, both with walk-in closets, along with a clean and well-appointed 4-piece bathroom. The unfinished basement offers excellent storage today and strong future development potential to build additional equity. Tucked away on a quiet interior street within the complex, yet just minutes to Stoney Trail, LRT access, schools, the YMCA, grocery stores, major shopping, cafes, and restaurants, this home delivers outstanding lifestyle convenience in one of NW Calgary's most desirable communities. Whether you're a first-time buyer, investor, or downsizer, opportunities like this in Royal Oak do not last.