



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

MLS # A2302635



\$389,000

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,038 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Driveway, Garage Faces Front, Oversized, Single Garage		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 279
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: bathroom speaker as is

Welcome to this stunning bungalow-style townhouse in the highly sought-after community of Royal Oak, ideally located close to schools, shopping, transit, and all amenities. This bright and inviting home features an open-concept floor plan with vaulted ceilings and large windows throughout, creating an airy, elevated living space with no one above you. The spacious living and dining area leads to a private, generously sized patio with sunny south and southwest exposure. The well-appointed kitchen offers ample cabinetry, a center island, newer Whirlpool appliances (just 2 years old), a corner pantry, plus an additional second pantry for exceptional storage. This home includes: 2 bedrooms, including a king-sized primary retreat, second bedroom with walk-in closet, full bathroom, in-suite laundry, and rough in for fireplace. Additional features: Corner unit with extra windows for abundant natural light, single attached garage, plenty of visitor parking, low condo fees and common greenspace directly behind the unit. Enjoy the convenience of walking distance to schools, shopping, and the new YMCA, with quick access to transit including a direct bus to the Tuscany LRT station. Just 15 minutes to downtown and easy access west to the mountains. This is elevated living at its finest—don't miss this exceptional opportunity.