GRASSROOTS REALTY GROUP

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119 Royal Birch Villas NW
Calgary, Alberta

MLS # A2304140

$387,000

Division:	Royal Oak		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,241 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	$ 253
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-C1 d42
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar		

Inclusions: none

Step into comfort and convenience in this charming 3-bedroom townhome located in the heart of Royal Oak! Inside, the open-concept main floor offers a warm and inviting living room with a cozy gas fireplace and bay window, perfect for relaxing or entertaining. The kitchen features plenty of cabinetry and a bright dining area, with a convenient 2-piece bathroom rounding out the main level. Upstairs, the spacious primary bedroom includes a walk-in closet and direct access to the shared 4-piece bathroom, while two additional bedrooms provide space for family, guests, or a home office. The unfinished basement is ready for your personal touch and currently offers laundry and generous storage space. Outside, enjoy summer evenings on your wooden deck, with a grassy common area accessible for kids. With close access to Stoney Trail and Crowchild Trail, commuting is a breeze — and you’re just minutes away from transit, top-rated schools, parks, playgrounds, shopping, and every amenity you could need. Don’t miss your chance to own in beautiful Royal Oak!

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