



**GRASSROOTS**  
REALTY GROUP

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## 22 Royal Birch Villas NW Calgary, Alberta

**MLS # A2207691**



# \$419,999

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 285
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** None

Beautiful, well maintained, low maintenance 2-storey townhome in the sought after community of Royal Oak with 2 parking stalls! This home features an open floor plan with large bay window, stunning gas fireplace, and rich walnut laminate flooring throughout. The large bright kitchen has maple cabinets, and opens to backyard and deck, perfect for BBQ's or just to relax in the outdoors. Upstairs you will find three spacious bedrooms. The primary bedroom features a large bay window, walk-in closet, and a cheater 4 piece bathroom. Two additional bedrooms complete the upstairs. The partially finished basement is a blank canvas for you to create your own personal living space with bedroom and bathroom (plumbing is in place for additional bathroom.) Home has brand new Hot Water Tank, brand new LG dishwasher, updated flooring. The community of Royal Oak offers vast amenities, all within walking distance, or drive if you feel. There are great schools, playgrounds, a community center all joined by pathways. Nearby is Royal Oak Center which is home to supermarkets, pharmacies, dine-in and take-out restaurants. Transit is conveniently located steps away on the main boulevard. Country Hills Blvd and Stoney Trail easily connect this beautiful community to the rest of the city. Avid outdoors people will appreciate quick access to the mountains and stargazers will love seeing the northern lights from your own backyard. \*Red Samsung washer and dryer not included- home will be sold with working white colored washer and dryer set.