

# \$394,900 - 1 Royal Birch Villas Nw, Calgary

MLS® #A2228117

**\$394,900**

3 Bedroom, 2.00 Bathroom, 1,250 sqft

Residential on 0.07 Acres

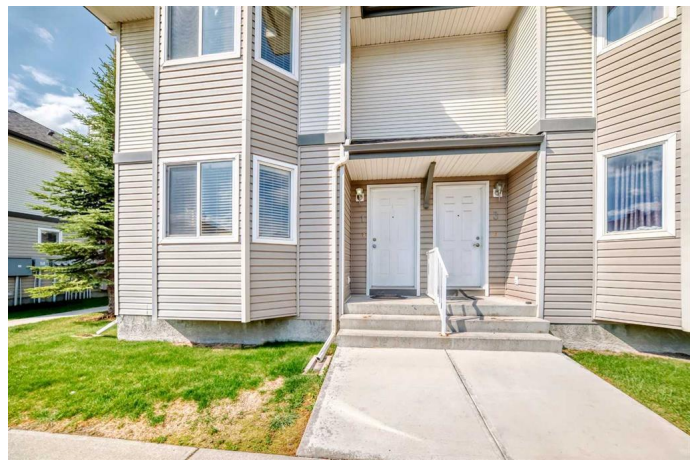
Royal Oak, Calgary, Alberta

Welcome to 1 Royal Birch Villas NW â€” A well maintained, low maintenance 2-storey townhouse in Royal Oak. This 3-bedroom, 1.5-bathroom end-unit townhome freshly painted throughout, is move-in ready. Step inside the house: A bright, open-concept main floor featuring hardwood flooring and a corner gas fireplace. The bright kitchen is facing South Backyard. A convenient half bath completes the main floor. Upstairs, youâ€™ll find three spacious bedrooms and a 4-piece bathroom. The basement is unfinished, but it has a good layout and can be developed with a guest suite, along with laundry and storage options. this home close to schools, shopping, restaurants, transit, parks, and with quick access to Stoney Trail.

Built in 2004

## Essential Information

MLS® #	A2228117
Price	\$394,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,250
Acres	0.07
Year Built	2004
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1 Royal Birch Villas Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6H7

### Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Outside, Parking Lot, Side By Side, Stall

### Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	15
Zoning	M-C1

Listing Details

Listing Office                      First Place Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.