

# \$420,000 - 119 Royal Birch Villas Nw, Calgary

MLS® #A2240173

**\$420,000**

3 Bedroom, 2.00 Bathroom, 1,241 sqft

Residential on 0.04 Acres

Royal Oak, Calgary, Alberta

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!



Built in 2004

## Essential Information

MLS® #                      A2240173

Price                        \$420,000

Bedrooms                3

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,241
Acres	0.04
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	119 Royal Birch Villas Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5V2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Street Lighting

Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	1
Zoning	M-C1 d42

### **Listing Details**

Listing Office	Royal LePage Benchmark
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