

# \$429,900 - 51 Royal Birch Villas Nw, Calgary

MLS® #A2235808

**\$429,900**

3 Bedroom, 2.00 Bathroom, 1,243 sqft

Residential on 0.04 Acres

Royal Oak, Calgary, Alberta

Take a virtual stroll through this delightful Royal Oak townhouse via its 3D tour! This freshly painted home offers 3 spacious bedrooms, 1.5 bathrooms, and two parking stalls, all within a peaceful, family-oriented neighbourhood, with low condo fees. The home features brand-new vinyl plank flooring on both the main floor and upper level, sleek kitchen cabinets with new countertops, a new sink and new stainless steel appliances. A cozy corner gas fireplace adds warmth and charm to the living room. Upstairs, you'll find three generous bedrooms and a 4-piece bathroom with a new countertop. An unfinished basement is ready for your personal touch. The location is truly a standout—just 800m walking distance to elementary and junior high schools, a 5-minute drive to Robert Thirsk High School, and minutes to grocery stores, cafes, restaurants, fitness centers, and medical clinics. Only 10 minutes from Crowfoot Library and the LRT station, commuting downtown is a breeze, while quick access to Stoney Trail and Country Hills Blvd makes weekend getaways or daily errands incredibly convenient. Plus, with CrossIron Mills shopping center and Calgary's downtown core just 20 minutes away, you'll enjoy the perfect blend of suburban serenity and urban accessibility. Don't miss the chance to call this Royal Oak gem your own!

Built in 2004



## Essential Information

MLS® #	A2235808
Price	\$429,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,243
Acres	0.04
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	51 Royal Birch Villas Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5V2

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall, Parking Lot

## Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 1st, 2025
Days on Market	9
Zoning	M-C1 d42

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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