\$479,888 - 93 Royal Birch Mount Nw, Calgary

MLS® #A2239385

\$479,888

3 Bedroom, 2.00 Bathroom, 1,230 sqft Residential on 0.04 Acres

Royal Oak, Calgary, Alberta

Welcome to The Outlook in Royal Oak! This well-maintained 2-storey townhome offers over 1,200 sq. ft. of living space, with a private fenced backyard and an unfinished basement ready for future development. Built by Avalon Master Builders in 2004, recent updates include fresh paint, a new fridge and stove, and a ceiling fan for summer comfort. The upper level features 3 spacious bedrooms and a full bath, while the main floor boasts a functional layout with open-concept kitchen, dining, and living areas, perfect for family life or entertaining. Cozy up by the fireplace in winter and enjoy BBQs in your yard during summer. The attached garage is 22' x 11.8', and the furnace was upgraded in 2016. Located just steps from Royal Oak Shopping Centre, schools, restaurants, medical clinics, and with quick access to Stoney Trail. This home offers the perfect blend of comfort, convenience, and value in a quiet, family-friendly complex. Don't miss out!



Essential Information

MLS® # A2239385 Price \$479,888

Bedrooms 3
Bathrooms 2.00
Full Baths 1







Half Baths 1

Square Footage 1,230 Acres 0.04

Year Built 2004

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 93 Royal Birch Mount Nw

Subdivision Royal Oak
City Calgary

County Calgary
Province Alberta
Postal Code T3G5W8

Amenities

Amenities Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home,

No Smoking Home, Vinyl Windows, Walk-In Closet(s), Bidet

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Oven, Refrigerator,

Washer, Window Coverings, Disposal

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Gas

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Cul-De-Sac, Few Trees, Level, Low Maintenance

Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 12th, 2025

Days on Market 109

Zoning M-CG d35

Listing Details

Listing Office CIR 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.