

# \$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

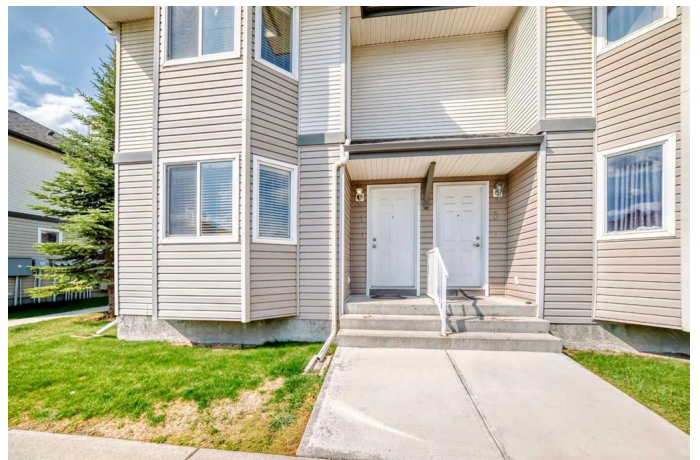
Royal Oak, Calgary, Alberta

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        | Stall, Outside, Parking Lot, Side By Side |

### 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 | 2              |
| Zoning         | M-C1           |

**Listing Details**

Listing Office                      First Place Realty

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