

# \$459,900 - 195 Royal Birch Mount Nw, Calgary

MLS® #A2196232

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,360 sqft  
Residential on 0.04 Acres

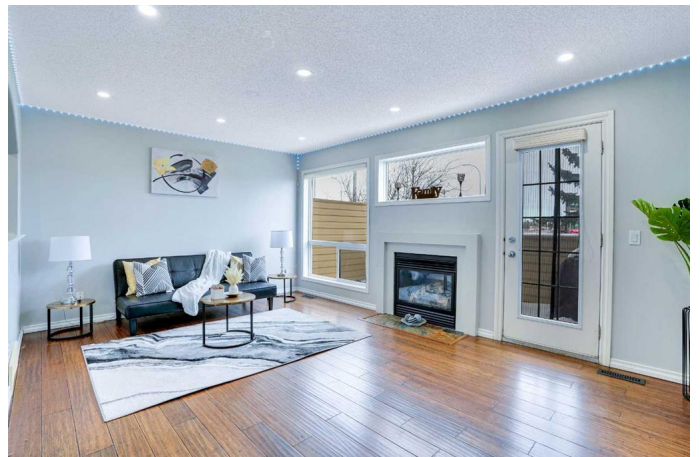
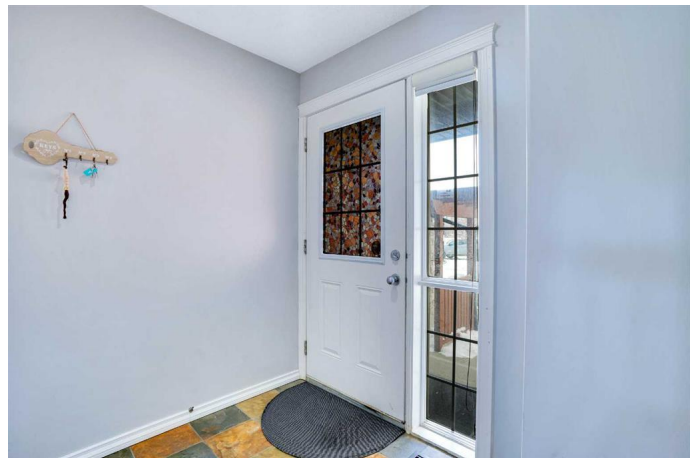
Royal Oak, Calgary, Alberta

Fall in love with this stunning 3-bedroom, 2.5-bathroom home that offers the best of both worlds—the vibrant amenities of downtown and the peaceful tranquility of suburban living. A true win-win! Perfect for young families looking to thrive in a welcoming community or established families seeking to enjoy a low-maintenance lifestyle, this home is sure to meet your needs. The main floor features a spacious dining area and a bright, open family room that flows seamlessly onto a large, covered deck—ideal for relaxing or entertaining. Upstairs, unwind in one of the three generously sized bedrooms, complete with two full bathrooms.

The walkout basement is a blank canvas, ready for you to transform into your dream space, whether you are looking to supplement your living space or build that Home Theatre you have always dreamed about. How about some Recreational space for the kids in the long Calgary Winter???

Conveniently located with easy access to Stoney Trail and public transit just across the street, you're also within walking distance to a plaza featuring Walmart, Tim Hortons, and some of the finest restaurants in the area. Escape the Summer heat and enjoy family and friends time with the Central Air Conditioning unit. Contact your Realtor today to schedule a private showing or stop by one of our open house events!

Built in 2004



## Essential Information

MLS® #	A2196232
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,360
Acres	0.04
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	195 Royal Birch Mount Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5W8

## Amenities

Amenities	Snow Removal, Trash, Visitor Parking, Playground
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven
Heating	Fireplace(s), Forced Air, Natural Gas, Humidity Control
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony, Garden, Playground, Private Entrance, Basketball Court
Lot Description	Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	42
Zoning	M-CG

### **Listing Details**

Listing Office	PREP Realty
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