

34 Royal Birch Villas NW
Calgary, Alberta

MLS # A2287133



\$385,000

Division:	Royal Oak		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,162 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 293
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d42
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: None

**** OPEN HOUSE CANCELED****Tucked into a quiet end of the complex in the highly sought-after community of Royal Oak, this charming move-in ready two-storey townhome offers 2 bedrooms, 1.5 bathrooms, two parking stalls directly in front of the unit, and low condo fees — with quick possession available! Step inside to a bright and inviting main floor featuring brand-new carpet and a cozy living room complete with a fireplace and a beautiful bay window that fills the space with natural light. The functional kitchen is well equipped with stainless steel appliances, including a new dishwasher and range hood, ample cabinetry, and a dedicated dining nook. From here, step out onto your private, spacious deck — perfect for morning coffee or summer BBQs — surrounded by mature trees that provide added privacy. A convenient two-piece powder room completes the main level. Upstairs, you’ll find a generously sized primary bedroom and a comfortable second bedroom thoughtfully positioned on the opposite end of the unit, providing excellent privacy between the rooms. A shared four-piece bathroom and brand-new carpet throughout complete the upper level. The unfinished basement offers excellent potential for future development and includes the laundry area, adding convenience while still allowing plenty of room for storage or customization to suit your needs. Ideally located just 800 metres from elementary and junior high schools and only a five-minute drive to Robert Thirsk High School, this home is close to the new YMCA, grocery stores, cafes, restaurants, and everyday amenities. Crowfoot Library and the LRT station are just ten minutes away, with quick access to Stoney Trail and Country Hills Boulevard. CrossIron Mills is also a short drive away. This is the perfect opportunity for first-time buyers, investors, or downsizers. Book your private

showing today!