

**119 Royal Birch Villas NW**  
**Calgary, Alberta**

**MLS # A2304140**



**\$387,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 293
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d42
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** none

Step into comfort and convenience in this charming 3-bedroom townhome located in the heart of Royal Oak! Inside, the open-concept main floor offers a warm and inviting living room with a cozy gas fireplace and bay window, perfect for relaxing or entertaining. The kitchen features plenty of cabinetry and a bright dining area, with a convenient 2-piece bathroom rounding out the main level. Upstairs, the spacious primary bedroom includes a walk-in closet and direct access to the shared 4-piece bathroom, while two additional bedrooms provide space for family, guests, or a home office. The unfinished basement is ready for your personal touch and currently offers laundry and generous storage space. Outside, enjoy summer evenings on your wooden deck, with a grassy common area accessible for kids. With close access to Stoney Trail and Crowchild Trail, commuting is a breeze &mdash; and you're just minutes away from transit, top-rated schools, parks, playgrounds, shopping, and every amenity you could need. Don't miss your chance to own in beautiful Royal Oak!