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116 Royal Birch Mount NW
Calgary, Alberta

MLS # A2352473

$500,000

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,352 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	3	**Baths:**	4
Garage:	Driveway, Front Drive, Garage Door Opener, Insulated, Single Garage Attach		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard, Interior Lot, Lawn, Low Maintenance Landscape, Rectangular Lot,		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, See Remarks, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 445
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Storage		

Inclusions: Dining Room Built-In Shelving & Console, Basement Built-In Shelving & Console, Basement Refrigerator, Pergola on Deck, Garage Shelving

Welcome to 116 Royal Birch Mount NW, a 3 bedroom, 3.5 bathroom townhome with 1,900 sq ft of total living space in Outlook, a well-managed and well-maintained complex in Royal Oak. With the same owner since it was built in 2004, this home has been cared for and finished with real pride over the years, from the custom tile work throughout to every room freshly repainted this year. The main floor is finished in durable vinyl plank that stands up to kids and the furry members of the family, with the living room at the back built around a gas fireplace wrapped in white stacked stone and a live-edge mantel, the spot you’ll end up on cold winter nights. The dining area has a built-in serving station against a full subway tile wall, ready for your morning coffee setup or a spread when friends come over, and the U-shaped kitchen offers white cabinetry, glass-front uppers, a mosaic backsplash and a stainless fridge and microwave, with a recently updated powder room just down the hall. Upstairs, the recently updated ensuite gives you a frameless glass walk-in shower with a tiled bench, recessed niches and a river-rock floor, and two more bedrooms share an updated 4-piece bath, with one set up as a home office for anyone working from home. The basement was finished in 2025 and is ready for movie nights, game day or giving the kids their own space to hang out, with a tray ceiling, pot lights, a tiled feature wall and a wall-to-wall media console that stays. Down the hall, the bathroom has heated floors and a steam shower finished in glazed blue subway tile and marble-look porcelain with a full-length tiled bench and rain and handheld heads, the kind of place you’ll look forward to after a ski day or a long week. Out back, the southwest-facing yard is fully fenced and private, with a deck under a sunshade pergola, a raised garden bed for growing your own and a

gas BBQ rough-in, so summer evenings mean dinner outside in the sun with friends. Add a fire table and you’re set. A single attached garage with plenty of shelving, a driveway pad and free visitor parking keep things easy. The condo has taken care of shingles, fencing and garage panels, and the board manages its money and repairs well, so you can spend your weekends living instead of maintaining. Walk to Walmart, Sobeys and A Mart for groceries, or meet friends for a pint at the Mad Rose Pub or Ceili’s Royal Oak, with the LRT and two bus routes close by. Crowchild and Stoney Trail make the commute downtown simple, and when the weekend calls you can be heading west to the mountains in minutes. Step out to the street and the Rockies are right there on the horizon, and between nearby schools, the Shane Homes YMCA, disc golf across Country Hills Blvd and neighbours who look out for each other, this is a home ready for its next family to make years of memories.

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