



THE
A-TEAM

**RE/MAX
FIRST**

58 ROYAL BIRCH Villas, Calgary T3G 5V2

MLS®#: **A2133730**

Area: **Royal Oak**

Listing Date: **05/20/24**

List Price: **\$499,000**

Status: **Active**

County: **Calgary**

Change: **-\$26k, 18-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2004**
Lot Information
Lot Sz Ar: **2,109 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,212**
Low Sqft:
Ttl Sqft: **1,212**

DOM

36
Layout
Beds: **4 (3 1)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Landscaped**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Laminate, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Washer/Dryer, Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`10" x 10`8"	Bedroom	Upper	9`11" x 9`0"
Bedroom	Upper	13`1" x 9`5"	Bedroom	Basement	12`1" x 12`1"
Living Room	Main	32`1" x 12`11"	Kitchen	Main	12`7" x 11`3"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$271** Title: **Fee Simple** Zoning: **M-C1 d42**

Fee Freq: **Monthly**

Legal Desc: **0411472**

Remarks

Pub Rmks: **LOCATION! LOCATION!. This 2-storey End Unit Townhouse in The Royal Crowning and recently painted features gleaming Walnut Laminate flooring on the main level. The kitchen is open and features maple cabinets, lots of counter space and a movable island. There is a door from the kitchen to a west facing backyard and deck. A 2-piece bathroom completes the main level. Upstairs features a large master bedroom with a bay window and walk in closet, Access to the main 4-piece bathroom is from the master bedroom and hallway. Two other good-sized bedrooms complete the upper level. Downstairs basement is a laundry area / workshop and then a sliding door to a family room, 4th bedroom with closet and a rough-in for a 3-piece bathroom. This unit comes with Two parking stalls right in front of the unit. Shopping, restaurants, and other amenities within close distance. Book a viewing today with your favorite agent.**

Inclusions: **NONE**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









