



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**118 ROYAL BIRCH Villas, Calgary T3G 5V2**

MLS®#: **A2171868**      Area: **Royal Oak**      Listing Date: **10/08/24**      List Price: **\$425,000**  
 Status: **Active**      County: **Calgary**      Change: **+\$26k, 14-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2004**

Finished Floor Area  
 Abv Sqft: **1,157**  
 Low Sqft:  
 Ttl Sqft: **1,157**

DOM

**56**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking  
 Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Triangular Lot,Lawn,Many Trees**  
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Garden**

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

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

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7'2" x 4'3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13'0" x 10'8"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Second</b>	<b>9'6" x 7'2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13'1" x 12'0"</b>

Legal/Tax/Financial

Condo Fee: **\$285**  
 Title: **Fee Simple**  
 Fee Freq:

Zoning: **M-C1**

Monthly

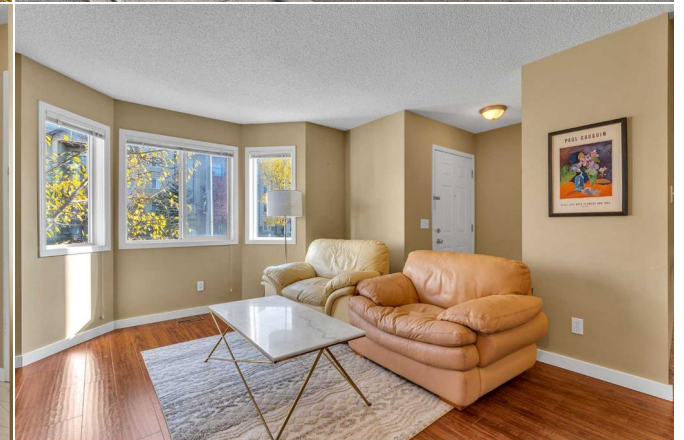
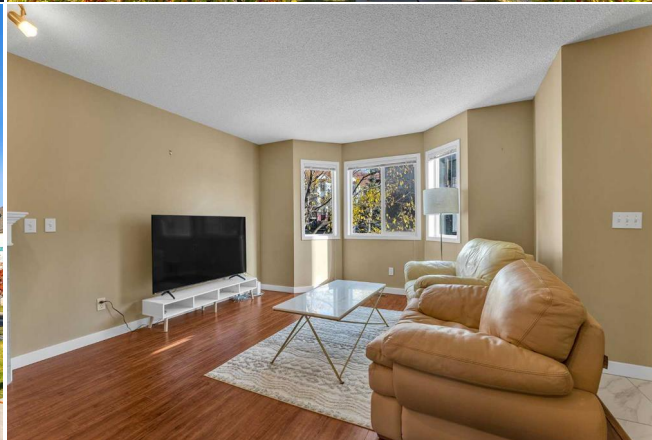
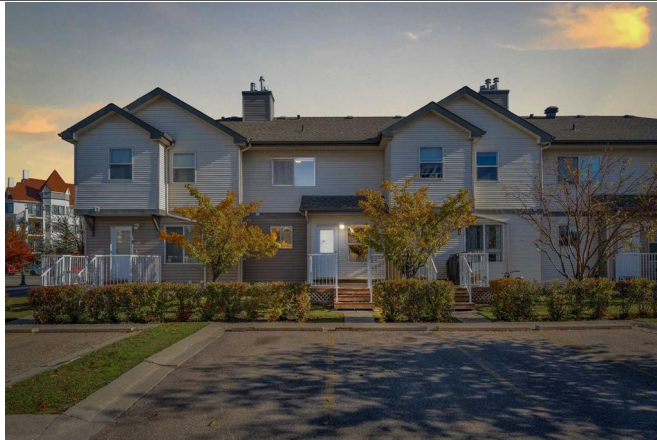
Legal Desc: 0411472

Remarks

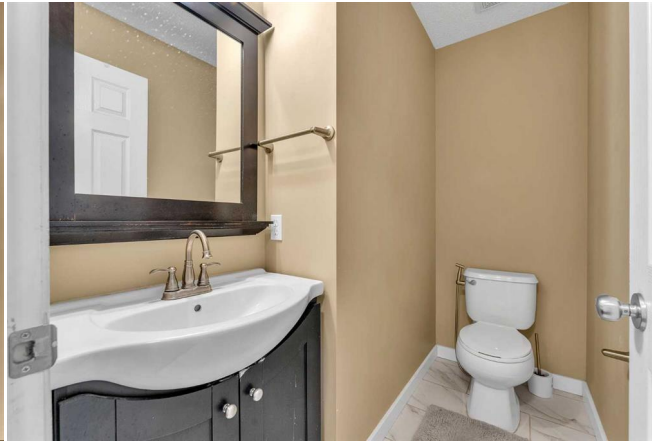
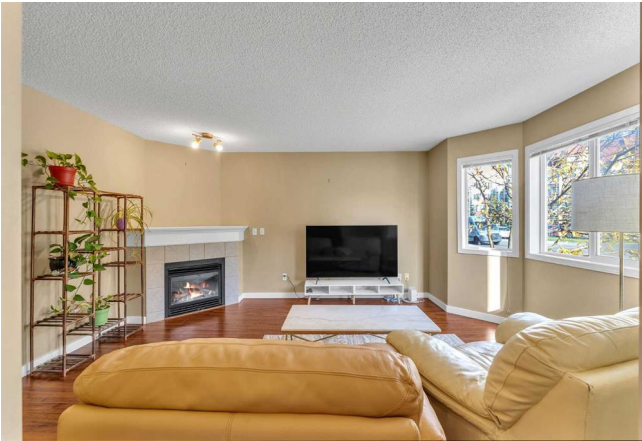
Pub Rmks: **Welcome To 118 Royal Birch Villas, a cozy 2 bedroom townhouse located in the desirable Royal Oak community. This is a beautifully maintained townhouse that combines modern living with a touch of elegance. The main floor includes a cozy dining area and a warm living room, complete with a stylish fireplace—creating the perfect ambiance for relaxing evenings. The large bay windows brings natural light to the living and dining area. Kitchen has modern appliances, granite countertop and spacious cabinetry for meal preparing. Upstairs you will find two good-sized bedrooms with a full bathroom conveniently designed for family's usage. Both bedrooms have their own walk-in closets. This house also provides a full basement adding more space for your family as a laundry area, storage and rec room. Don't forget this house has 2 parking stalls right at the back door, only a few steps from your home. Located in a prime location, with all necessities within a couple of mins driving, London Drug, Walmart, Sobey, Retailers, parks and schools are nearby, this is a place to call HOME that you can't miss. Book your showings today.**

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

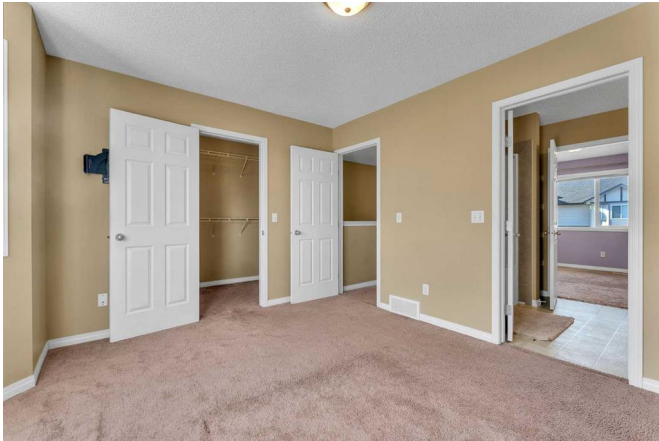
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



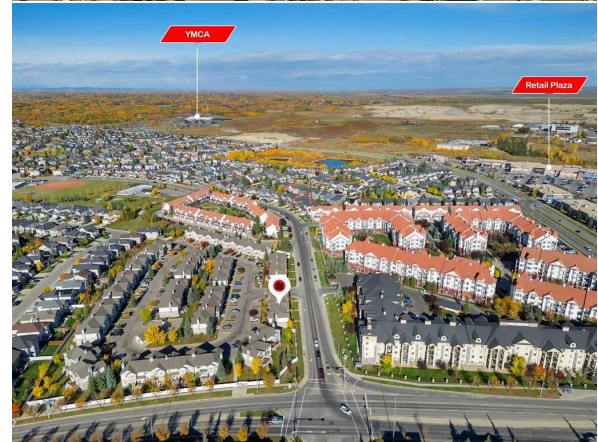
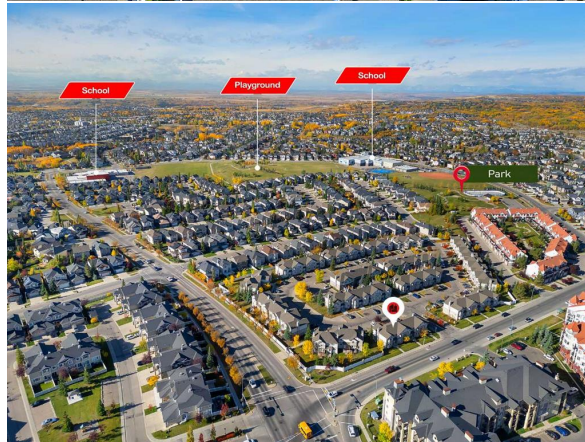
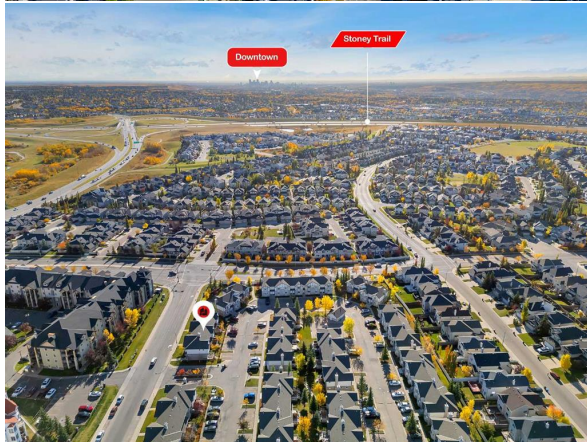






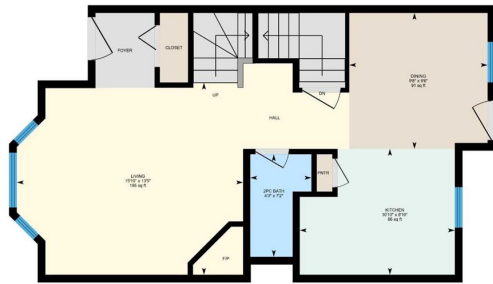






**118 Royal Birch Villas NW, Calgary, AB**

Main Floor Exterior Area 500.00 sq ft  
Interior Area 523.95 sq ft



0 3 6 ft

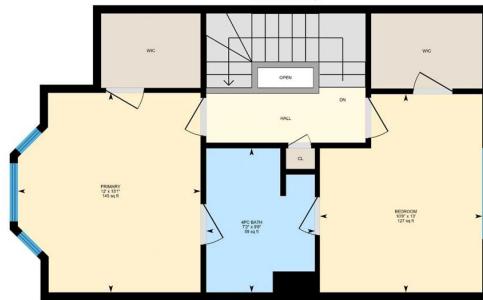
PREPARED: 2024/10/10



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**118 Royal Birch Villas NW, Calgary, AB**

1st Floor Exterior Area 557.70 sq ft  
Interior Area 514.25 sq ft  
Excluded Area 4.89 sq ft



0 3 6 ft

PREPARED: 2024/10/10



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