



THE
A-TEAM

**RE/MAX
FIRST**

130 ROYAL BIRCH Mount, Calgary T2G 5W9

MLS®#: **A2175623**

Area: **Royal Oak**

Listing Date: **11/02/24**

List Price: **\$512,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,154 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,432**
Low Sqft:
Ttl Sqft: **1,432**

DOM

49
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Level,Street Lighting,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Enclosed,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Cedar,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island,Laminate Counters,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`3" x 7`2"
Foyer	Main	15`5" x 6`8"
Living Room	Main	19`1" x 13`5"
4pc Ensuite bath	Second	9`2" x 6`2"
Bedroom	Second	9`3" x 11`4"
Storage	Basement	18`9" x 31`0"

Room	Level	Dimensions
Dining Room	Main	13`1" x 10`2"
Kitchen	Main	11`3" x 10`2"
4pc Bathroom	Second	9`2" x 5`11"
Bedroom	Second	9`3" x 12`11"
Bedroom - Primary	Second	19`0" x 13`0"

Legal/Tax/Financial

Condo Fee:
\$403

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **0411554**

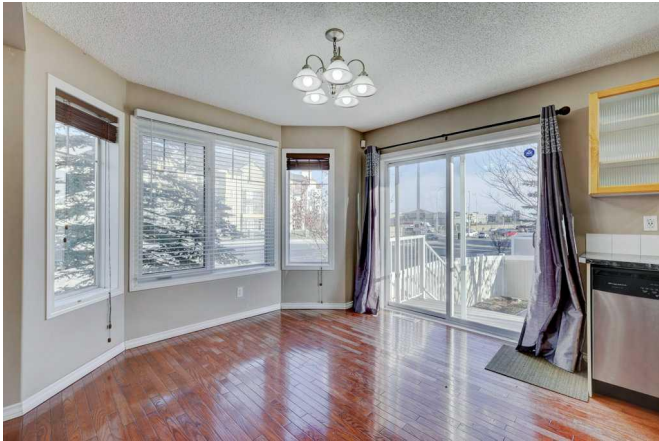
Remarks

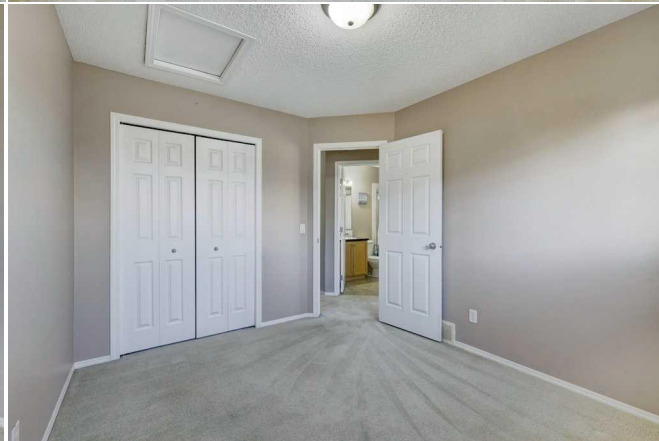
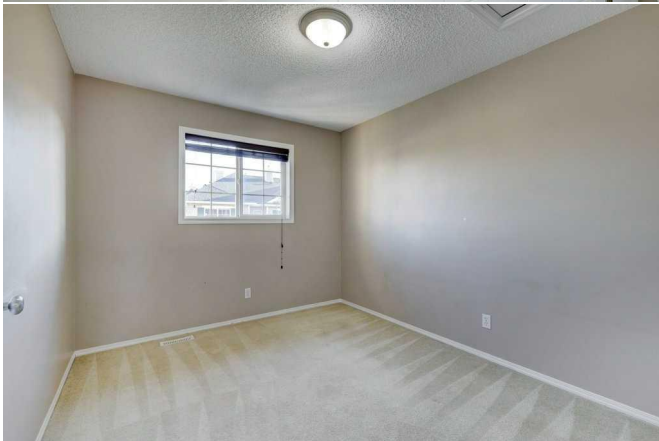
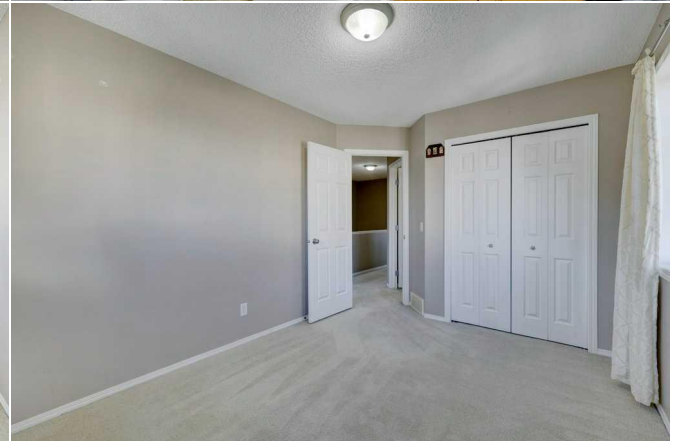
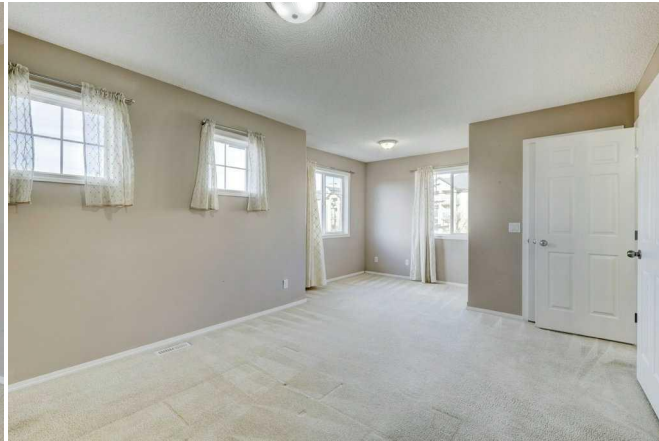
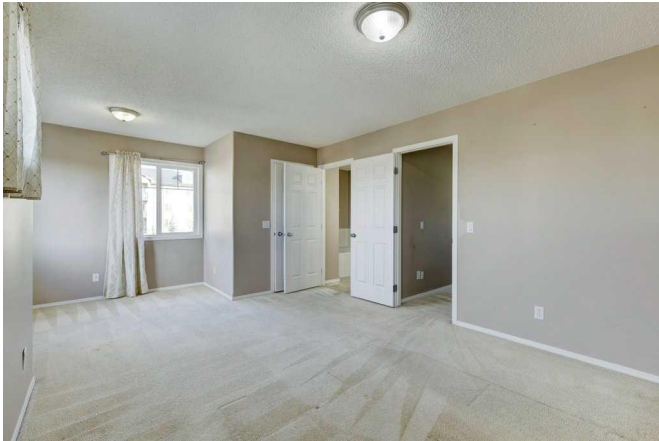
Pub Rmks: **OPEN HOUSE Sunday December 8th 12:00-2:00 Comfortable 3-Bedroom, 2 1/2 Bathroom Townhouse with a Double Garage in a Prime Location Settle into this inviting 3-bedroom, 2.5-bathroom townhouse, ideally situated in a quiet, well-maintained complex. With a layout that maximizes space and functionality, this home offers a spacious primary bedroom complete with an ensuite bathroom, while the additional two bedrooms provide plenty of room for family, guests, or home office needs. The main living area features beautiful hardwood floors that flow through the open-concept living and dining spaces, perfect for both daily living and entertaining. A well-equipped kitchen provides ample storage and space for casual dining, making it both practical and cozy. Step outside to enjoy your private, fenced yard—a peaceful setting for outdoor relaxation, gardening, or al fresco dining. Additional amenities include a double attached garage, offering convenience for parking and extra storage. Full Unfinished basement provides another 600 sq/ft of space. Located in a prime area, this townhouse is close to essential amenities. Find a variety of shopping centers, grocery stores, and local dining options just a short drive away. Schools and parks are within easy reach, making this location ideal for families. Public transit is conveniently accessible, offering an easy commute to surrounding areas. Enjoy a balanced lifestyle in a home that combines comfort, convenience, and community.**

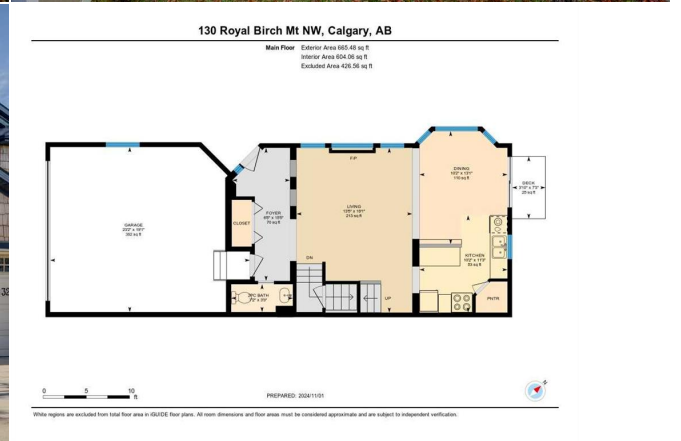
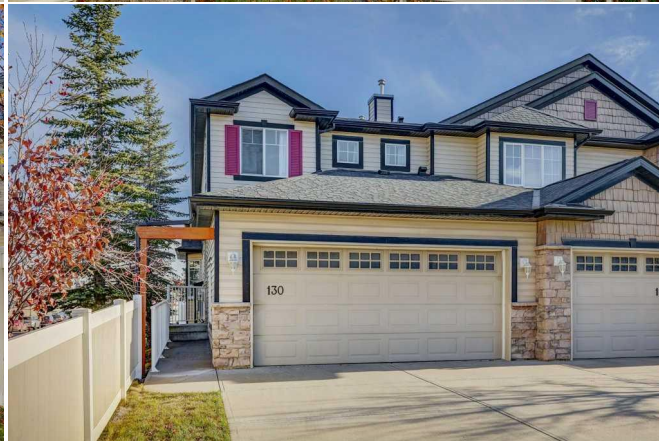
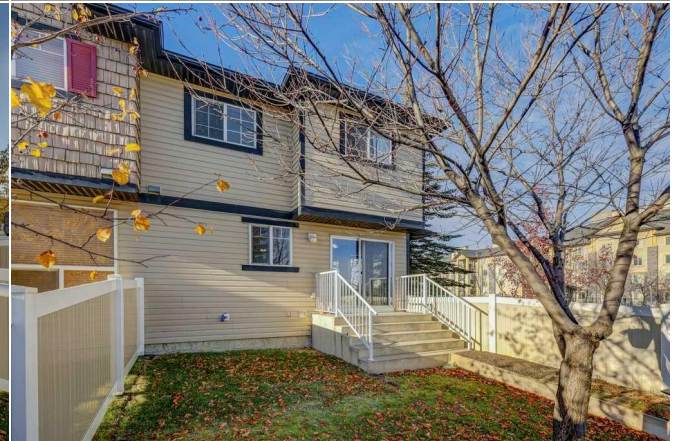
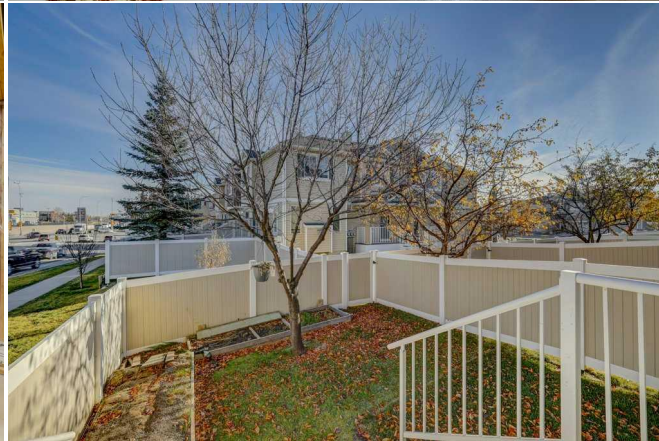
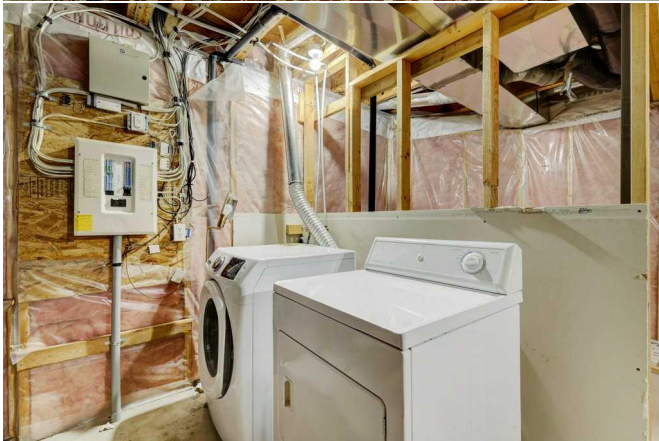
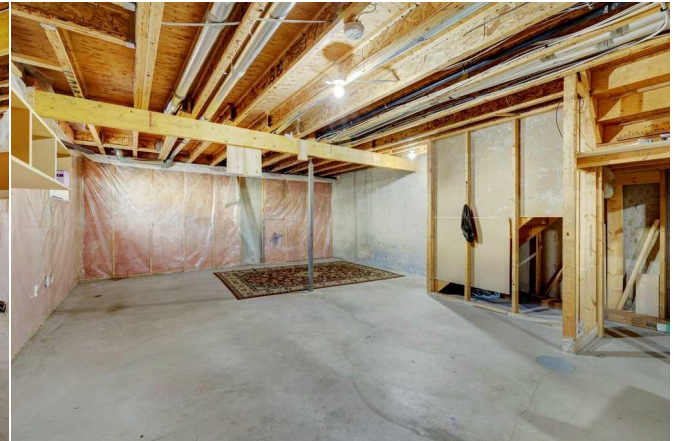
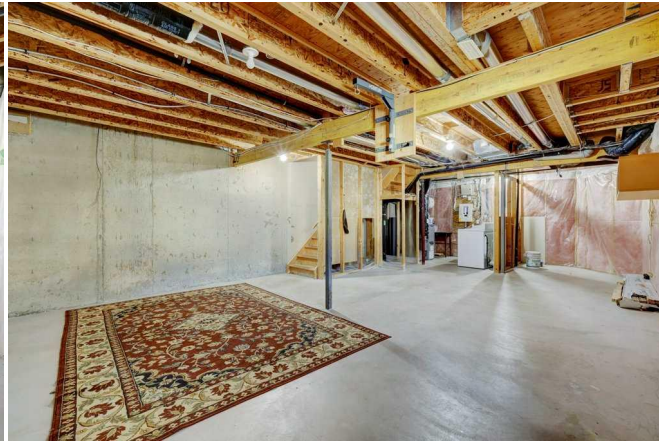
Inclusions: n/a
Property Listed By: **CIR Realty**

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









130 Royal Birch Mt NW, Calgary, AB

2nd Floor Exterior Area 706.99 sq ft
Interior Area 701.25 sq ft
Excluded Area 12.90 sq ft



PREPARED: 2024/11/01



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

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Basement (Below Grade) Exterior Area 4336.00 sq ft
Interior Area 363.40 sq ft



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