# \$399,000 - 119 Royal Birch Villas Nw, Calgary

MLS® #A2270591

### \$399,000

3 Bedroom, 2.00 Bathroom, 1,241 sqft Residential on 0.04 Acres

Royal Oak, Calgary, Alberta

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 â€" 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!

Built in 2004

#### **Essential Information**

MLS® # A2270591 Price \$399,000

Bedrooms 3







Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,241

Acres 0.04

Year Built 2004

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

## **Community Information**

Address 119 Royal Birch Villas Nw

Subdivision Royal Oak

City Calgary

County Calgary

Province Alberta

Postal Code T3G 5V2

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Stall

#### Interior

Interior Features Breakfast Bar

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features None

Lot Description Street Lighting

Roof Asphalt

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 14th, 2025

Zoning M-C1 d42

## **Listing Details**

Listing Office Royal LePage Benchmark

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