

\$469,900 - 142 Royal Birch Mount Nw, Calgary

MLS® #A2223110

\$469,900

3 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Welcome to the highly sought-after Royal Oak community! This beautifully maintained 3-bedroom, 2.5-bathroom townhouse offers the perfect blend of comfort and convenience.

The spacious main floor features an open-concept layout, where the kitchen seamlessly flows into the large living area—ideal for entertaining. The back door leads to your private, fully fenced backyard, providing a peaceful outdoor retreat.

Upstairs, you'll find the spacious primary bedroom, complete with a 4-piece ensuite and a walk-in closet. Two additional well-sized bedrooms offer plenty of space for kids or guests, and a 4-piece bathroom completes this level.

The basement is ready for your creative touch, offering endless potential for customization. Recent updates include brand-new carpet on the upper floor and air conditioning to keep you cool during those warm Calgary days.

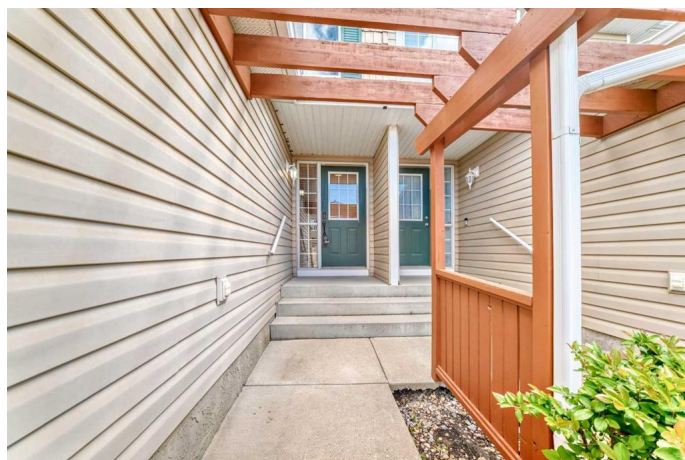
Located just minutes from a wide range of amenities, shopping, and schools, this townhouse is perfectly positioned for easy access to everything you need.

Built in 2004

Essential Information

MLS® #

A2223110



Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,344
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	142 Royal Birch Mount Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5W9

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
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Lot Description	Back Yard, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	3
Zoning	M-CG d35

Listing Details

Listing Office	Grassroots Realty Group
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