

# \$479,900 - 181 Royal Birch Mount Nw, Calgary

MLS® #A2235130

**\$479,900**

3 Bedroom, 4.00 Bathroom, 1,416 sqft  
Residential on 0.06 Acres

Royal Oak, Calgary, Alberta

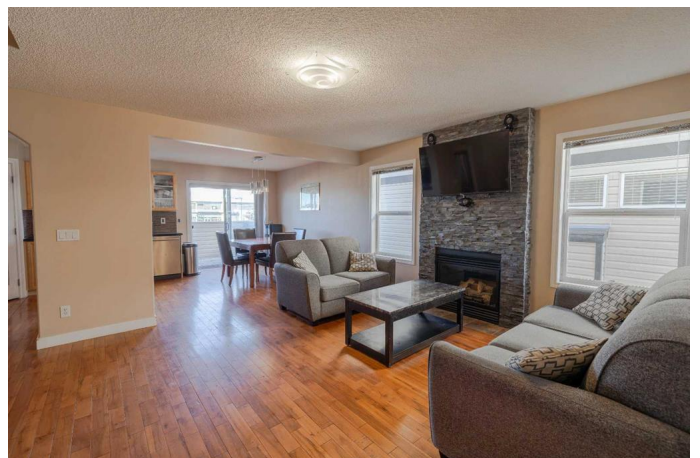
Step into The Outlook of Royal Mews, a sought-after community where charm, convenience, and comfort meet. This large 1,415 sq ft end-unit row home stands out with its private yard and balcony, offering extra outdoor space that's perfect for relaxing or entertaining.

Enjoy the benefits of a condo lifestyle with the feel of a single-family home. Located in a family-driven area, you're surrounded by parks, walking paths, schools, rec centres, and shopping—everything you need is just minutes away. Whether you're taking in the peaceful surroundings or connecting with the vibrant neighbourhood, living here truly is a unique and rewarding experience.

Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235130    |
| Price          | \$479,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,416       |
| Acres          | 0.06        |
| Year Built     | 2004        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 181 Royal Birch Mount Nw |
| Subdivision | Royal Oak                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G5W8                   |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Park                                                                                                |
| Parking Spaces | 4                                                                                                   |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Parking Pad, Side By Side |
| # of Garages   | 2                                                                                                   |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Pantry, Recessed Lighting, Storage, Vinyl Windows              |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Mid Efficiency                      |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas, Living Room, Stone, Masonry                                           |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full, Walk-Out                                                   |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Yard, Basketball Court              |
| Lot Description   | Back Yard, Landscaped, Private, Sloped Down |
| Roof              | Asphalt Shingle                             |
| Construction      | Stone, Vinyl Siding                         |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 1              |
| Zoning         | M-CG d35       |
| HOA Fees Freq. | MON            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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