



**27 Royal Birch Mount NW
Calgary, Alberta**

MLS # A2309770



\$394,900

Division:	Royal Oak		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,259 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front,		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Level, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 436
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	None		

This lovingly maintained, original owner, 3 bedroom, 1.5 bathroom townhome with Attached Garage in Royal Oak is Move-In Ready! 1250 SqFt of finished living space over two levels, PLUS an additional 543 SqFt of undeveloped basement is waiting for your personal design to suit your needs (with a large window & plumbing already roughed in for a bathroom). This fantastic unit potentially offers over 1700 SqFt of living area, giving you plenty of space to grow. The open concept main floor is sunny & bright, with natural light flooding in through the glass patio doors & large living room windows. The kitchen design maximizes functionality & storage space with a corner pantry, pot drawers, white cabinetry, a breakfast bar, and it is open to the Dining room which is perfect for family meals or entertaining. Patio doors provide direct access to the back yard making summer gatherings & BBQ's a breeze. A spacious living room with a cozy gas fireplace, 2pc powder room, foyer with coat closet and access to the single attached garage complete the main level. Upstairs you will find the primary bedroom with a walk-in closet, 2 additional bedrooms, 4 piece bathroom & linen closet. The back yard is fully fenced including a back gate. This carefully managed & well maintained condo complex features lots of visitor parking and a park area with gazebo. Excellent location within walking distance to Schools, playgrounds, green spaces, and the amenities of Royal Oak Center which offers numerous shopping, medical & service options, as well as multiple restaurants & Pubs. Quick access to Stoney Trail, and close to recreation facility, transit & LRT at Tuscany Station. Hate snow shovelling and lawn maintenance? Make this your home and you will be free from these chores because landscape maintenance & snow removal services are included in the condo fee and

professionally managed! With Pride of Ownership apparent, this home is a pleasure to show. Make sure to view the Virtual Tour. Book your showing today!