



**GRASSROOTS**  
REALTY GROUP

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**65 Royal Birch Villas NW**  
**Calgary, Alberta**

**MLS # A2330143**



**\$369,800**

|                  |                                                              |               |                   |
|------------------|--------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oak                                                    |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                     |               |                   |
| <b>Size:</b>     | 1,246 sq.ft.                                                 | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 3                                                            | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Plug-In, Side By Side, Stall                       |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                                                    |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Level, See Remarks |               |                   |

|                    |                            |                   |          |
|--------------------|----------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | \$ 299   |
| <b>Basement:</b>   | Full                       | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-C1 d42 |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Smoking Home            |                   |          |

**Inclusions:** N/A

Incredible VALUE for this BEAUTIFUL 3 bedroom townhouse in desirable Royal Oak. Located in a well maintained complex this unit backs onto GREEN SPACE. The OPEN layout is perfect for entertaining. The large living room has a BAY window and a cozy FIREPLACE. The spacious kitchen has a raised eating bar and dining area. The patio door leads to your DECK perfect for barbeques and enjoying in the summer and backing onto Green space and pathways. There's also a bathroom on the main level for added convenience. Upstairs you will find 3 bedrooms, including a primary with a walk-in closet and a cheater en suite. The unfinished basement is ready for your personal touch. The LOCATION is EXCELLENT just 800m walking distance to elementary and junior high schools, a 5-minute drive to Robert Thirsk High School, and minutes to grocery stores, cafes, restaurants, fitness centers, and medical clinics. Only 10 minutes from Crowfoot Library and the LRT station, commuting downtown is a breeze, while quick access to Stoney Trail and Country Hills Blvd makes weekend getaways or daily errands incredibly convenient. Plus, with CrossIron Mills shopping centre and downtown Calgary just 20 minutes away, you'll enjoy the perfect blend of suburban serenity and urban accessibility. Don't miss out on this great home!