

# \$479,888 - 93 Royal Birch Mount Nw, Calgary

MLS® #A2239385

**\$479,888**

3 Bedroom, 2.00 Bathroom, 1,230 sqft

Residential on 0.04 Acres

Royal Oak, Calgary, Alberta

Welcome to The Outlook in Royal Oak! This well-maintained 2-storey townhome offers over 1,200 sq. ft. of living space, with a private fenced backyard and an unfinished basement ready for future development. Built by Avalon Master Builders in 2004, recent updates include fresh paint, a new fridge and stove, and a ceiling fan for summer comfort. The upper level features 3 spacious bedrooms and a full bath, while the main floor boasts a functional layout with open-concept kitchen, dining, and living areas, perfect for family life or entertaining. Cozy up by the fireplace in winter and enjoy BBQs in your yard during summer. The attached garage is 22' x 11.8', and the furnace was upgraded in 2016. Located just steps from Royal Oak Shopping Centre, schools, restaurants, medical clinics, and with quick access to Stoney Trail. This home offers the perfect blend of comfort, convenience, and value in a quiet, family-friendly complex. Don't miss out!

Built in 2004

## Essential Information

MLS® #	A2239385
Price	\$479,888
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,230
Acres	0.04
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	93 Royal Birch Mount Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5W8

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Bidet
Appliances	Dishwasher, Disposal, Dryer, Electric Stove, Microwave, Oven, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot,

	Cul-De-Sac, Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 12th, 2025
Days on Market	57
Zoning	M-CG d35

### **Listing Details**

Listing Office	CIR Realty
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