# \$489,000 - 160 Royal Birch Mount Nw, Calgary

MLS® #A2235922

### \$489,000

3 Bedroom, 3.00 Bathroom, 1,297 sqft Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

This newly painted and beautifully updated 3-bedroom townhouse offers the perfect blend of style, comfort, and convenience. The bright main floor features new vinyl plank flooring, a spacious living room with a cozy fireplace, dining area, and an updated kitchen with quartz countertops, new stainless steel appliances, corner pantry, breakfast bar, and plenty of prep space. Step directly out to the private backyard â€" ideal for relaxing or entertaining.

Upstairs, you'll find plush new carpet, a generous primary bedroom with updated 3-piece ensuite, two additional bedrooms, and a full updated 4-piece bathroom. A convenient powder room is located on the main floor.

Enjoy modern touches throughout, including updated lighting and new bathroom cabinetry. The welcoming front porch adds charm, while the single attached garage and extra parking pad provide great flexibility.

The unfinished basement offers potential for future development with rough-in plumbing and an egress window already in place.

Located in a friendly, well-run and well-maintained complex close to transit, shopping, fitness studios, and excellent schools â€" this is a great place to call home! Call your favourite realtor and book your showing today!







#### Built in 2009

#### **Essential Information**

MLS® # A2235922 Price \$489,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,297 Acres 0.00 Year Built 2009

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 160 Royal Birch Mount Nw

Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta
Postal Code T3G 5W9

#### **Amenities**

Amenities Parking, Trash, Visitor Parking

Parking Spaces 2

Parking Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad,

Single Garage Attached, Covered

# of Garages 1

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz

Counters, Storage, Vinyl Windows, Bathroom Rough-in

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Decorative, Gas, Living Room, Mantle

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, City Lot, Landscaped, Low Maintenance Landscape, No.

**Neighbours Behind** 

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 4th, 2025

Days on Market 12

Zoning M-CG d35

## **Listing Details**

Listing Office Greater Calgary Real Estate

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