

# \$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

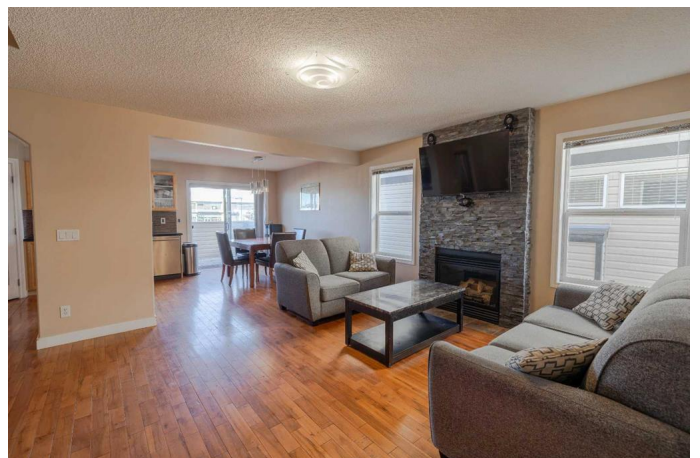
Step into The Outlook of Royal Mews, a sought-after community where charm, convenience, and comfort meet. This large 1,415 sq ft end-unit row home stands out with its private yard and balcony, offering extra outdoor space thatâ€™s perfect for relaxing or entertaining.

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 shoppingâ€”everything you need is just minutes away. Whether youâ€™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	2
Zoning	M-CG d35
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Keller Williams BOLD Realty
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