

# \$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

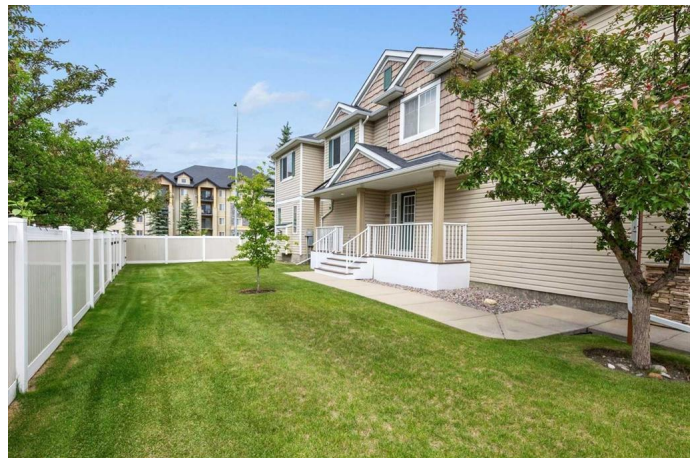
This newly painted and beautifully updated 3-bedroom townhouse offers the perfect blend of style, comfort, and convenience. The bright main floor features new vinyl plank flooring, a spacious living room with a cozy fireplace, dining area, and an updated kitchen with quartz countertops, new stainless steel appliances, corner pantry, breakfast bar, and plenty of prep space. Step directly out to the private backyard – 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 – 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
Zoning	M-CG d35

## Listing Details

Listing Office	Greater Calgary Real Estate
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