# \$474,900 - 57 Royal Birch Mount Nw, Calgary

MLS® #A2242601

### \$474,900

2 Bedroom, 4.00 Bathroom, 1,344 sqft Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\* Whether you're a first-time buyer, downsizer, or investor, this thoughtfully updated townhome offers comfort and flexibility in a great location. With nearly 1,900 sq ft of developed living space, this dual primary suite home features a bright walkout basement, a west-facing balcony, and tasteful updates throughout. The main floor is filled with natural light and showcases hardwood flooring, an inviting foyer with access to the oversized attached single garage, and a well-appointed kitchen with white cabinetry, granite counters, stainless steel appliances, and an island with bar seating. The open-concept layout continues into the dining area and spacious living room, complete with a stylish wallpaper feature wall, gas fireplace, and large windows. A sunny west-facing balcony and a convenient 2-piece powder room complete this level. Upstairs, two generous primary bedrooms each offer their own ensuite. The front-facing suite includes a 4-pc bath with an extended vanity and tub/shower combo, while the rear-facing suite boasts a large walk-in closet with built-ins and a renovated 3-pc ensuite with a quartz-topped vanity and stand-up shower. The walkout basement adds even more versatility, featuring a bright rec room that could serve as a third bedroom, home office, or gym. This level also features a 4-pc bath, a large laundry room with a folding counter, side-by-side appliances, and







extra storage space. Step out to a private, fully fenced yard with a covered concrete patioâ€"perfect for outdoor relaxation.

Additional upgrades include a new furnace and hot water tank (2020). Enjoy unbeatable convenience with a location that's walking distance to groceries, restaurants, transit, and local favourites like Mad Rose Pub. Minutes from Royal Oak Shopping Centre, the Shane Homes YMCA at Rocky Ridge, and with easy access to Stoney Trail and the Tuscany CTrain, this home checks all the boxes.

#### Built in 2004

#### **Essential Information**

MLS® # A2242601 Price \$474,900

Bedrooms 2
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,344
Acres 0.00
Year Built 2004

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 57 Royal Birch Mount Nw

Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta
Postal Code T3G 5W7

#### **Amenities**

Amenities Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer,

Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 25th, 2025

Days on Market 1

Zoning M-CG d35

### **Listing Details**

Listing Office RE/MAX House of Real Estate

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