

# \$419,900 - 56 Royal Birch Villas Nw, Calgary

MLS® #A2222700

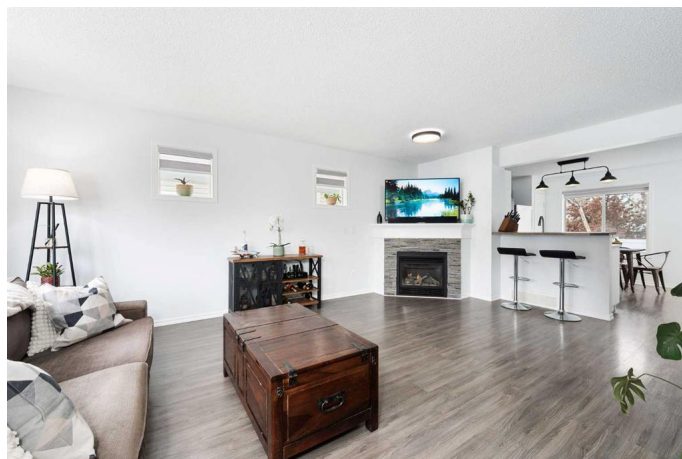
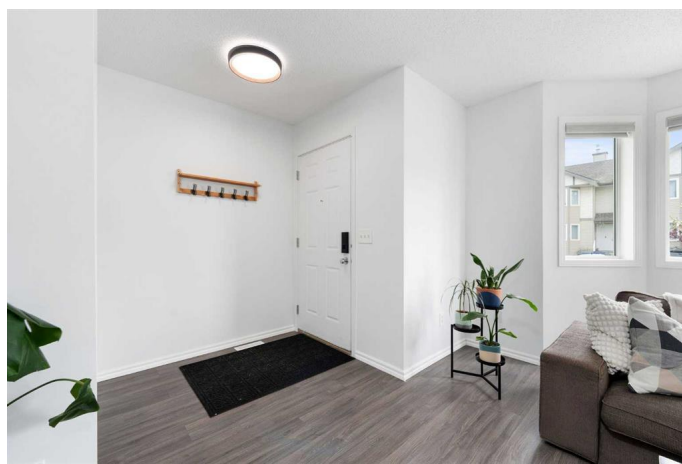
**\$419,900**

4 Bedroom, 2.00 Bathroom, 1,255 sqft

Residential on 0.05 Acres

Royal Oak, Calgary, Alberta

Welcome to 56 Royal Birch Villas NW – A Stylish End Unit in Desirable Royal Oak. This beautifully maintained 3-bedroom, 1.5-bathroom end-unit townhome offers the perfect combination of comfort, style, and convenience in the sought-after community of Royal Oak. Freshly painted throughout, this home is move-in ready and full of modern updates that make it shine. Step inside to a bright, open-concept main floor featuring vinyl plank flooring and updated lighting. A corner gas fireplace adds warmth and character to the living area, creating a cozy space to unwind. The kitchen is outfitted with stainless steel appliances, plenty of cabinetry, and a functional layout ideal for both cooking and entertaining. A convenient half bath completes the main floor. Upstairs, you’ll find three spacious bedrooms and a modern 4-piece bathroom, providing comfort and practicality for families or guests. The fully finished basement offers flexible space for a home office, rec room, gym, or guest suite, along with laundry and storage options. Enjoy your private back deck, perfect for outdoor relaxation or entertaining. With visitor parking and low-maintenance living in a professionally managed complex, this home is a fantastic opportunity for buyers of all types. Located close to schools, shopping, restaurants, transit, parks, and with quick access to Stoney Trail, this property delivers on both lifestyle and location. Don’t miss your chance to own this move-in-ready gem in Royal Oak!



Built in 2004

## Essential Information

MLS® #	A2222700
Price	\$419,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,255
Acres	0.05
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	56 Royal Birch Villas Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5V2

## Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Assigned, Outside, Stall, Parking Lot, Side By Side

## Interior

Interior Features	Breakfast Bar, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Irregular Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	1
Zoning	M-C1

## Listing Details

Listing Office	Real Broker
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