



REALTOR®



## 118 Royal Birch Villas Calgary Alberta

\$425,000

Welcome To 118 Royal Birch Villas, a cozy 2 bedroom townhouse located in the desirable Royal Oak community. This is a beautifully maintained townhouse that combines modern living with a touch of elegance. The main floor includes a cozy dining area and a warm living room, complete with a stylish fireplace--creating the perfect ambiance for relaxing evenings. The large bay windows brings natural light to the living and dining area. Kitchen has modern appliances, granite countertop and spacious cabinetry for meal preparing. Upstairs you will find two good-sized bedrooms with a full bathroom conveniently designed for family's usage. Both bedrooms have their own walk-in closets. This house also provides a full basement adding more space for your family as a laundry area, storage and rec room. Don't forget this house has 2 parking stalls right at the back door, only a few steps from your home. Located in a prime location, with all necessities within a couple of mins driving, London Drug, Walmart, Sobey, Retailers, parks and schools are nearby, this is a place to call HOME that you can't miss. Book your showings today. (id:6769)

4pc Bathroom 9.50 Ft x 7.17 Ft

Bedroom 13.00 Ft x 10.67 Ft

Primary Bedroom 13.08 Ft x 12.00 Ft

2pc Bathroom 7.17 Ft x 4.25 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX**®

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net