

116 Royal Birch Mount Calgary Alberta

$475,000

Welcome to 116 Royal Birch Mount NW, a 3 bedroom, 3.5 bathroom townhome with 1,900 sq ft of total living space in Outlook, a well-managed and well-maintained complex in Royal Oak. With the same owner since it was built in 2004, this home has been cared for and finished with real pride over the years, from the custom tile work throughout to every room freshly repainted this year.The main floor is finished in durable vinyl plank that stands up to kids and the furry members of the family, with the living room at the back built around a gas fireplace wrapped in white stacked stone and a live-edge mantel, the spot you'll end up on cold winter nights. The dining area has a built-in serving station against a full subway tile wall, ready for your morning coffee setup or a spread when friends come over, and the U-shaped kitchen offers white cabinetry, glass-front uppers, a mosaic backsplash and a stainless fridge and microwave, with a recently updated powder room just down the hall.Upstairs, the recently updated ensuite gives you a frameless glass walk-in shower with a tiled bench, recessed niches and a river-rock floor, and two more bedrooms share an updated 4-piece bath, with one set up as a home office for anyone working from home.The basement was finished in 2025 and is ready for movie nights, game day or giving the kids their own space to hang out, with a tray ceiling, pot lights, a tiled feature wall and a wall-to-wall media console that stays. Down the hall, the bathroom has heated floors and a steam shower finished in glazed blue subway tile and marble-look porcelain with a full-length tiled bench and rain and handheld heads, the kind of place you'll look forward to after a ski day or a long week.Out back, the southwest-facing yard is fully fenced and private, with a deck under a sunshade pergola, a raised garden bed for growing your own and a gas BBQ rough-in, so s...

3pc Bathroom 5.33 Ft x 8.25 Ft

Recreational, Games room 16.42 Ft x 19.08 Ft

Storage 8.25 Ft x 7.67 Ft

Furnace 7.67 Ft x 10.58 Ft

4pc Bathroom 8.33 Ft x 5.00 Ft

Dining room 9.17 Ft x 11.00 Ft

Living room 17.17 Ft x 11.75 Ft

3pc Bathroom 4.83 Ft x 7.92 Ft

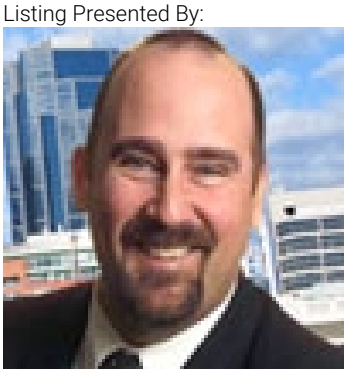
4pc Bathroom 7.83 Ft x 6.58 Ft

Bedroom 8.42 Ft x 11.67 Ft

Bedroom 8.33 Ft x 10.08 Ft

Primary Bedroom 14.83 Ft x 13.58 Ft

Listing Presented By:



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Kitchen 7.92 Ft x 8.83 Ft

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