

118 Royal Birch Villas Calgary Alberta

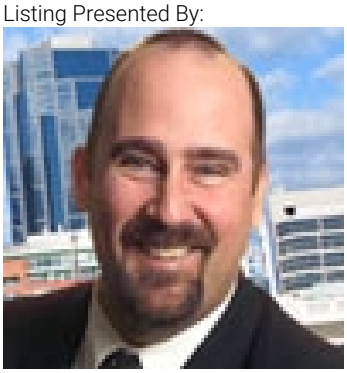
$368,000

Welcome to this beautifully maintained two storey townhome offering the perfect blend of comfort and functionality in the sought after community of Royal Oak. The main floor showcases a stylish mix of tile and hand scraped hardwood flooring throughout. The bright living room is a true focal point, featuring a cozy corner fireplace, expansive southwest facing bay windows that fill the space with natural light, and a convenient built-in desk, ideal for a home office nook. The kitchen is both functional and elegant, complete with granite countertops and a pantry for extra storage. The adjoining dining room opens directly onto a private deck, perfect for morning coffee or evening relaxation. A powder room completes the main level. Upstairs, you will find two spacious bedrooms, each boasting its own walk-in closet, along with a shared four piece bathroom. The unfinished basement offers excellent potential and includes the laundry room and utilities, ready for your personal touch. Ideally located within a short walk to Royal Oak Centre, residents enjoy easy access to an abundance of shopping and dining options, including A Mart and Walmart. Families will appreciate the walking distance to William D. Pratt School and Royal Oak School, as well as the nearby Shane Homes YMCA. Commuters will love the quick and easy access to Country Hills Boulevard and Stoney Trail, making this location as convenient as it is comfortable. This home is a wonderful opportunity for first time buyers, young families, or investors looking for a well appointed property in a vibrant, amenity rich neighbourhood. (id:6769)

2pc Bathroom .00 Ft x .00 Ft
Dining room 9.50 Ft x 9.67 Ft
Kitchen 8.75 Ft x 10.75 Ft
Living room 13.33 Ft x 16.00 Ft

4pc Bathroom .00 Ft x .00 Ft
Bedroom 13.00 Ft x 10.75 Ft
Primary Bedroom 13.08 Ft x 11.92 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca