



## 119 Royal Birch Villas Calgary Alberta

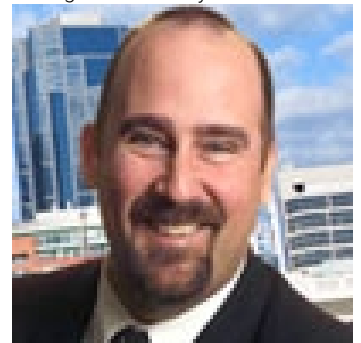
\$399,000

Step into comfort and convenience in this charming 3-bedroom townhome located in the heart of Royal Oak! Inside, the open-concept main floor offers a warm and inviting living room with a cozy gas fireplace and bay window, perfect for relaxing or entertaining. The kitchen features plenty of cabinetry and a bright dining area, with a convenient 2-piece bathroom rounding out the main level. Upstairs, the spacious primary bedroom includes a walk-in closet and direct access to the shared 4-piece bathroom, while two additional bedrooms provide space for family, guests, or a home office. The unfinished basement is ready for your personal touch and currently offers laundry and generous storage space. Outside, enjoy summer evenings on your wooden deck, with a grassy common area accessible for kids. With close access to Stoney Trail and Crowchild Trail, commuting is a breeze -- and you're just minutes away from transit, top-rated schools, parks, playgrounds, shopping, and every amenity you could need. Don't miss your chance to own in beautiful Royal Oak! (id:6769)

4pc Bathroom 9.42 Ft x 6.00 Ft  
 Bedroom 9.08 Ft x 9.17 Ft  
 Bedroom 9.42 Ft x 10.75 Ft  
 Primary Bedroom 13.08 Ft x 13.00 Ft

Other 18.33 Ft x 29.92 Ft  
 2pc Bathroom 5.17 Ft x 3.50 Ft  
 Kitchen 15.92 Ft x 11.92 Ft  
 Living room 14.83 Ft x 21.08 Ft

Listing Presented By:



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 Royal LePage Benchmark

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