



168 Royal Birch Mount Calgary Alberta

\$1,995

Don't miss this well-located second level townhome in the Outlook in Royal Oak. Being top floor from corner to corner means lots of windows and vaulted ceilings that allow natural light to flood this southeast oriented home. Just under 1,000 square feet of very functional open concept living space with 2 bedrooms, bathroom, kitchen, living, dining and laundry all on one level. The generous dimensions of all living areas will easily accommodate your furnishings while the kitchen is nicely appointed with super clean stainless and black appliances, maple cabinets, breakfast bar and corner pantry. The cozy gas fireplace is perfect for relaxing and the large deck looks out over the small communal park. For hot summer days, the air conditioning system in the living room will provide the necessary relief to stay comfortable.... and for cold winter days the insulated garage downstairs will keep your wheels toasty. Super-convenient location being just steps to a wide selection of shopping, restaurants, pubs, coffee shops and services at Royal Oak Centre. Close by are also many green spaces, parks, playgrounds, a community garden, pathway system and community skating rink while also just a short walking distance to Royal Oak School (K-4) + and William D Pratt middle school (5-9). Up the street is the 2nd largest YMCA in North America which offers a world-class fitness centre, skating rinks, triple gymnasium, aquatic centre, climbing wall, the BMO Theatre and a branch of the Calgary Public Library. Easy access to Stoney Trail and Crowchild will get you downtown within 20 minutes.... or hop on bus route 158 or 169 for a 5 minute ride to the Tuscany LRT Station. Outlook of Royal Mews is a 115-unit townhouse complex built by Avalon Master Builders in 2004. Residents enjoy an ideal Royal Oak Neighbourhood locale with front attached garages, beautifully manicured grounds, snow remov...

4pc Bathroom 8.00 Ft x 5.00 Ft
 Dining room 9.50 Ft x 11.25 Ft
 Laundry room 8.00 Ft x 5.83 Ft
 Primary Bedroom 11.08 Ft x 14.42 Ft

Bedroom 9.67 Ft x 9.00 Ft
 Kitchen 12.42 Ft x 10.25 Ft
 Living room 13.00 Ft x 18.33 Ft

Listing Presented By:



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