

# \$509,900 - 177 Royal Birch Mount Nw, Calgary

MLS® #A2224546

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.06 Acres

Royal Oak, Calgary, Alberta

Welcome to The Outlook in Royal Oak! Built by Avalon Master Builders in 2004, great 2 Storey walkout. One of the largest and most popular designed "Norquay" end units, this townhouse features over 1700 square feet of developed space! This MOVE-IN READY 3-bedroom, 2.5-bathroom townhouse boasts an OPEN CONCEPT main level with hardwood flooring which invites you into this spacious & LARGE FLOORPLAN. Main floor has Living and Dining room plus an open Kitchen complete with granite counter tops, raised bar, black appliances and upgraded lighting. Upstairs to the huge master bedroom with ensuite bathroom with separate soaker tub and shower! There are also 2 other good-sized bedrooms, and a full bathroom. The basement is fully finished with pot lights, an open living area, Electric FIREPLACE and a HUGE DEN/WORKSPACE that can be easily utilized as a 4th bedroom! Use the rare walk-out entrance for ENTERTAINING and to a private backyard. You will love your ATTACHED DOUBLE GARAGE! Landscaping & snow removal included - a maintenance free lifestyle in Royal Oak, WALKING distance to transit, Walmart, Grocery, Retail, Medical Clinics, etc. Call to see this Gem!

Built in 2004

## Essential Information

MLS® #

A2224546



Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,367
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	177 Royal Birch Mount Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5W7

### Amenities

Amenities	Park, Parking, Playground, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Balcony, Barbecue, Playground, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	3
Zoning	M-CG

**Listing Details**

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.