

\$419,900 - 56 Royal Birch Villas Nw, Calgary

MLS® #A2222700

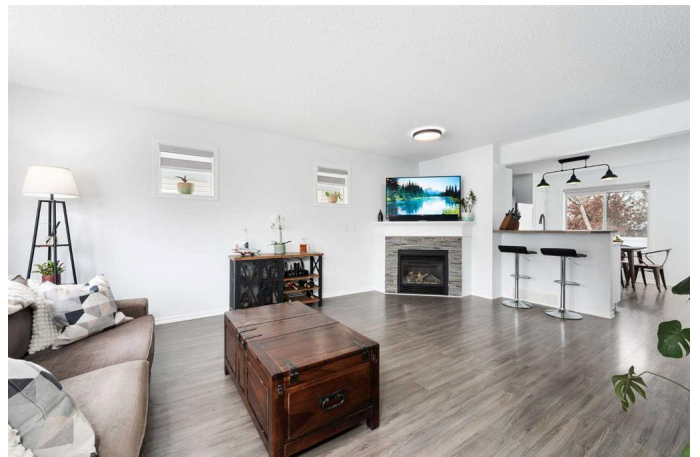
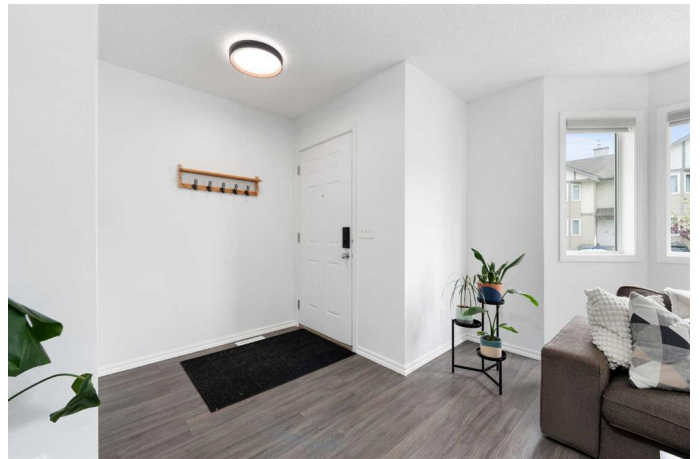
\$419,900

4 Bedroom, 2.00 Bathroom, 1,255 sqft

Residential on 0.05 Acres

Royal Oak, Calgary, Alberta

Welcome to 56 Royal Birch Villas NW – A Stylish End Unit in Desirable Royal Oak. This beautifully maintained 3-bedroom, 1.5-bathroom end-unit townhome offers the perfect combination of comfort, style, and convenience in the sought-after community of Royal Oak. Freshly painted throughout, this home is move-in ready and full of modern updates that make it shine. Step inside to a bright, open-concept main floor featuring vinyl plank flooring and updated lighting. A corner gas fireplace adds warmth and character to the living area, creating a cozy space to unwind. The kitchen is outfitted with stainless steel appliances, plenty of cabinetry, and a functional layout ideal for both cooking and entertaining. A convenient half bath completes the main floor. Upstairs, you’ll find three spacious bedrooms and a modern 4-piece bathroom, providing comfort and practicality for families or guests. The fully finished basement offers flexible space for a home office, rec room, gym, or guest suite, along with laundry and storage options. Enjoy your private back deck, perfect for outdoor relaxation or entertaining. With visitor parking and low-maintenance living in a professionally managed complex, this home is a fantastic opportunity for buyers of all types. Located close to schools, shopping, restaurants, transit, parks, and with quick access to Stoney Trail, this property delivers on both lifestyle and location. Don’t miss your chance to own this move-in-ready gem in Royal Oak!



Built in 2004

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2222700 |
| Price | \$419,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,255 |
| Acres | 0.05 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 56 Royal Birch Villas Nw |
| Subdivision | Royal Oak |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 5V2 |

Amenities

| | |
|----------------|---|
| Amenities | Snow Removal, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Side By Side, Stall, Assigned, Outside, Parking Lot |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Stone |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Backs on to Park/Green Space, Irregular Lot, Landscaped, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 20th, 2025 |
| Days on Market | 3 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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