



119 Royal Birch Villas NW, Calgary, Alberta - \$420,000



Main Photo

Property Description

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!



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