



\$ 339,900.00

## 195 ROYAL BIRCH MOUNT NW CALGARY

<https://paulbrinton.com>

LOCATION!!!!LOCATION!!!!LOCATION!!!!This amazing townhouse has a lot to offer, the main floor features a cozy family room with an inviting fireplace. This floor also features a fantastic kitchen equipped with stainless steel appliances. A good size dining area is perfect for a family to enjoy amazing meals. This floor also features...

- 3 beds
- 3 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1155534

**Type:** Row/Townhouse

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Bare Land

**Post Updated:** 2021-10-19 18:03:30

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 10/19/21

**Two Piece Bath:** 1

**Lot size:** 59 sq ft

**Year built:** 2004

**Parking:** Single Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Trash

**Community Features:** Playground, Shopping  
**Exterior Features:** Private Yard  
Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Ceiling Fan(s)

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Flooring:** Carpet, Hardwood, Stone

**Fireplace Features:** Gas

**District:** CAL Zone NW

**Inclusions:** Ceiling Fan

**Lot Features:** Lawn, Landscaped, Views

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Unfinished, Walk-Out

**Levels:** Two



**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Stone,Vinyl  
Siding,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Electric  
Stove,Microwave,Range  
Hood,Refrigerator,Washer/Dryer

**Subdivision Name:** Royal Oak

**Lot Size Acres:** 0.00

**Zoning:** M-CG d35

**List Price Square Foot:** \$ 281.37

**Photo Count:** 31

**Unit Exposure:** SW

**Suite:** No

**Frontage Metres:** 1.00M 3`3"

**Living Area SF:** 1208.00

**Structure Type:** Five Plus

**Restrictions:** Easement Registered On  
Title,Restrictive Covenant-Building  
Design/Size,Utility Right Of Way

