



\$ 310,000.00

66 ROYAL BIRCH VILLAS NW CALGARY

<https://paulbrinton.com>

Excellent single family Townhome with three spacious bedrooms and extra room in the basement. Hardwood floors on the main floor and carpeted bedrooms on the second floor. Two full bathrooms on the second floor and basement and a half bathroom on the main floor. Cosy fireplace in the living room....

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

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1162074

Type: Row/Townhouse

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Bare Land

Post Updated: 2021-11-24 09:36:13

Bathrooms: 3

Bedrooms Above Grade: 3

Date added: 11/20/21

Two Piece Bath: 1

Lot size: 1603 sq ft

Year built: 2004

Parking: Assigned, Guest, Paved, Plug-In,
See Remarks, Side By Side, Stall

PROPERTY FEATURES

Total Parking: 2

Flooring: Carpet,Ceramic Tile,Hardwood

Fireplace Features: Gas,Living Room

Exterior Features:

Garden,Playground,Private Entrance

District: CAL Zone NW

Inclusions: None

Lot Features: Lawn,Landscaped,Level

Fireplace: 1

Association Amenities: Parking,Snow
Removal,Trash,Visitor Parking

Community Features: Golf,Park,Schools
Nearby,Playground,Sidewalks,Street
Lights,Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: Laminate Counters,No
Animal Home,No Smoking
Home,Pantry,Recreation
Facilities,Storage,Walk-In Closet(s)

Roof Type: Asphalt Shingle



Heating Type: Forced Air

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: In Basement

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 8

Construction Materials: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

Subdivision Name: Royal Oak

Lot Size Acres: 0.04

Levels: Two

Zoning: M-C1 d42

List Price Square Foot: \$ 280.09

Photo Count: 28

Unit Exposure: NE

Suite: No

Frontage Metres: 5.79M 19`0"

Living Area SF: 1142.51

Structure Type: Five Plus

Restrictions: Board Approval

