

177 Royal Birch Mount NW
Calgary, Alberta

MLS # A2224546



\$509,900

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,367 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 429
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Range Hood

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!