

# \$495,000 - 81 Royal Birch Mount Nw, Calgary

MLS® #A2240911

**\$495,000**

2 Bedroom, 4.00 Bathroom, 1,303 sqft  
Residential on 0.06 Acres

Royal Oak, Calgary, Alberta

Welcome to this stunning 2-storey townhome in The Outlook at Royal Oak! Boasting over 1,300 sq. ft. of thoughtfully designed living space, this charming home features a private, fenced backyard, deck and a double attached garage. The main floor offers an inviting open-concept layout with a cozy gas fireplace in the living room, a bright dining area, and a well-appointed kitchen that opens onto a sunny deck—complete with a BBQ gas line for effortless outdoor entertaining. Upstairs, you’ll find two generously sized bedrooms, each with its own private ensuite, providing comfort and privacy for all. The fully finished lower level adds even more living space, including a warm and versatile family room, a convenient powder room, and a laundry area. Ideally located just steps from Royal Oak Shopping Centre, top-rated schools, restaurants, medical clinics, and with quick access to Stoney Trail, this home offers the perfect balance of comfort, convenience, and value—all within a quiet, family-friendly complex. Don’t miss your opportunity to make this beautiful townhome your own, call today for a private showing!

Built in 2004

## Essential Information

MLS® #	A2240911
Price	\$495,000



Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,303
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	81 Royal Birch Mount Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5W8

### **Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 21st, 2025
Days on Market	12
Zoning	M-CG d35

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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