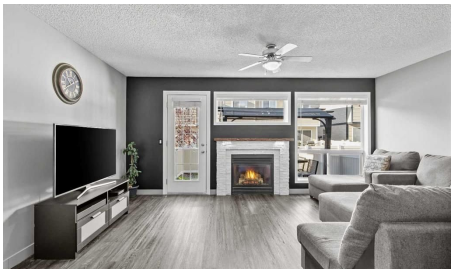
116 Royal Birch Mount NW

Calgary | Active | MLS® A2352473

$475,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2004**	**1,351.77 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to 116 Royal Birch Mount NW, a 3 bedroom, 3.5 bathroom townhome with 1,900 sq ft of total living space in Outlook, a well-managed and well-maintained complex in Royal Oak. With the same owner since it was built in 2004, this home has been cared for and finished with real pride over the years, from the custom tile work throughout to every room freshly repainted this year.

The main floor is finished in durable vinyl plank that stands up to kids and the furry members of the family, with the living room at the back built around a gas fireplace wrapped in white stacked stone and a live-edge mantel, the spot you'll end up on cold winter nights. The dining area has a built-in serving station against a full subway tile wall, ready for your morning coffee setup or a spread when friends come over, and the U-shaped kitchen offers white cabinetry, glass-front uppers, a mosaic backsplash and a stainless fridge and microwave, with a recently updated powder room just down the hall.

Upstairs, the recently updated ensuite gives you a frameless glass walk-in shower with a tiled bench, recessed niches and a river-rock floor, and two more bedrooms share an updated 4-piece bath, with one set up as a home office for anyone working from home.

The basement was finished in 2025 and is ready for movie nights, game day or giving the kids their own space to hang out, with a tray ceiling, pot lights, a tiled feature wall and a wall-to-wall media console that stays. Down the hall, the bathroom has heated floors and a steam shower finished in glazed blue subway tile and marble-look porcelain with a full-length tiled bench and rain and handheld heads, the kind of place you'll look forward to after a ski day or a long week.

Out back, the southwest-facing yard is fully fenced and private, with a deck under a sunshade pergola, a raised garden bed for growing your own and a gas BBQ rough-in, so summer evenings mean dinner outside in the sun with friends. Add a fire table and you're set. A single attached garage with plenty of shelving, a driveway pad and free visitor parking keep things easy.

The condo has taken care of shingles, fencing and garage panels, and the board manages its money and repairs well, so you can spend your weekends living instead of maintaining. Walk to Walmart, Sobeys and A Mart for groceries, or meet friends for a pint at the Mad Rose Pub or Ceili's Royal Oak, with the LRT and two bus routes close by. Crowchild and Stoney Trail make the commute downtown simple, and when the weekend calls you can be heading west to the mountains in minutes. Step out to the street and the Rockies are right there on the horizon, and between nearby schools, the Shane Homes YMCA, disc golf across Country Hills Blvd and neighbours who look out for each other, this is a home ready for its next family to make years of memories.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2352473
Bedrooms	3
Bathrooms	4
Year Built	2004
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,351.77 sq. ft.
Main Level Finished Area:	618.26 sq. ft.
Upper Level Finished Area:	733.51 sq. ft.
Below Grade Finished Area:	580.46 sq. ft.
Condo Fee:	$445.37
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	1,829 sq. ft.
Lot Frontage:	18'1"
Front Exposure:	Northeast
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls

Total Rooms Above Grade:	6
Year built:	2004 (Age: 22)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	1
Plan:	0411554
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, See Remarks, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Stone
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Front Drive, Garage Door Opener, Insulated, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -

Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Outlook
Community:	Royal Oak
Amenities:	Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	Dining Room Built-In Shelving & Console, Basement Built-In Shelving & Console, Basement Refrigerator, Pergola on Deck, Garage Shelving
Restrictions:	Board Approval, Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 11' × 9'2" ·
Main Floor	Kitchen · 8'10" × 7'11" ·
Main Floor	Living Room · 17'2" × 11'9" ·
Upper Level	Bedroom · 11'8" × 8'5" ·
Upper Level	Bedroom · 16'1" × 8'4" ·
Upper Level	Bedroom - Primary · 14'10" × 13'7" ·
Basement	Game Room · 19'1" × 16'5" ·
Basement	Storage · 8'3" × 7'8" ·
Basement	Furnace/Utility Room · 10'7" × 7'8" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Storage
Exterior Features:	BBQ gas line, Lighting
Patio And Porch Features:	Deck, See Remarks

Lot Features:	Front Yard, Interior Lot, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-CG
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/116-royal-birch-mount-nw-calgary-a2352473/

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