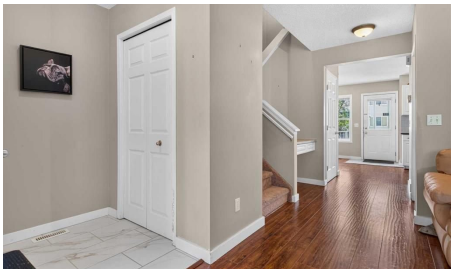
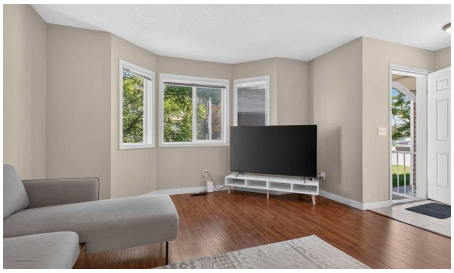
118 Royal Birch Villas NW

Calgary | Active | MLS® A2329721

$368,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2004**	**1,161.47 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to this beautifully maintained two storey townhome offering the perfect blend of comfort and functionality in the sought after community of Royal Oak. The main floor showcases a stylish mix of tile and hand scraped hardwood flooring throughout. The bright living room is a true focal point, featuring a cozy corner fireplace, expansive southwest facing bay windows that fill the space with natural light, and a convenient built-in desk, ideal for a home office nook. The kitchen is both functional and elegant, complete with granite countertops and a pantry for extra storage. The adjoining dining room opens directly onto a private deck, perfect for morning coffee or evening relaxation. A powder room completes the main level. Upstairs, you will find two spacious bedrooms, each boasting its own walk-in closet, along with a shared four piece bathroom. The unfinished basement offers excellent potential and includes the laundry room and utilities, ready for your personal touch. Ideally located within a short walk to Royal Oak Centre, residents enjoy easy access to an abundance of shopping and dining options, including A Mart and Walmart. Families will appreciate the walking distance to William D. Pratt School and Royal Oak School, as well as the nearby Shane Homes YMCA. Commuters will love the quick and easy access to Country Hills Boulevard and Stoney Trail, making this location as convenient as it is comfortable. This home is a wonderful opportunity for first time buyers, young families, or investors looking for a well appointed property in a vibrant, amenity rich neighbourhood.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329721
Bedrooms	2
Bathrooms	2
Year Built	2004
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,161.47 sq. ft.
Main Level Finished Area:	592.99 sq. ft.
Upper Level Finished Area:	568.48 sq. ft.
Below Grade Finished Area:	505.47 sq. ft.
Condo Fee:	$298.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	Southwest
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2004 (Age: 22)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	0411472
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	The Royal Crossing
Community:	Royal Oak
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 9'8" × 9'6" ·
Main Floor	Kitchen · 10'9" × 8'9" ·
Main Floor	Living Room · 16' × 13'4" ·
Upper Level	Bedroom · 13' × 10'9" ·
Upper Level	Bedroom - Primary · 13'1" × 11'11" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Granite Counters, Open Floorplan
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1 d42
Listed Date:	Jul 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/118-royal-birch-villas-nw-calgary-a2329721/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.