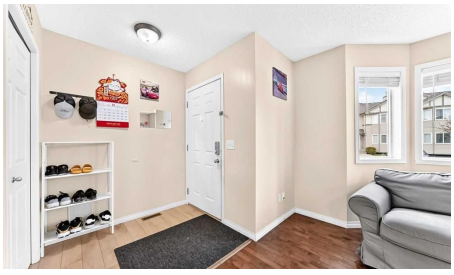
48 Royal Birch Villas NW

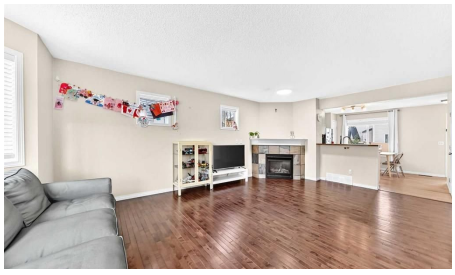
Calgary | Active | MLS® A2349339

$359,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2004**	**1,252.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Skyrock

A closer look

Welcome to this beautifully maintained 3-bedroom townhouse in the desirable community of Royal Oak! This bright and spacious home features a functional open-concept layout, perfect for families and entertaining.

The main floor offers a spacious living room with a bay window and cozy corner fireplace. The kitchen features ample cabinetry, generous counter space, a pantry, and a raised eating bar overlooking the dining area. Step through the patio door onto the sunny rear deck, backing onto green space and pathways-perfect for summer BBQs and outdoor enjoyment. A convenient 2-piece bathroom completes the main level.

Upstairs, you'll find three generous bedrooms, including a spacious primary bedroom with a walk-in closet and cheater ensuite access. The fully developed basement provides a large family room for additional living space. Two parking stalls and plenty of visitor parking are included.

Enjoy an excellent location close to schools, Royal Oak shopping, restaurants, fitness facilities, parks, and pathways. Rocky Ridge LRT Station is just minutes away, offering convenient access to downtown and beyond. With easy access to Stoney Trail and Country Hills Boulevard, commuting to the airport, downtown, or the mountains is a breeze.

A fantastic opportunity to own a well-maintained home in a highly convenient NW Calgary community. Don't miss it!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349339
Bedrooms	3
Bathrooms	2
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:	1,252.4 sq. ft.
Condo Fee:	$298.70
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	217 sq. ft.
Lot Frontage:	11'9"
Front Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	2004 (Age: 22)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	0411472
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	The Royal Crowning
Community:	Royal Oak
Amenities:	Playground, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Eat in Kitchen · 13'3" × 12'9" ·
Main Floor	Living Room · 20'2" × 13'1" ·
2nd Floor	Bedroom - Primary · 13'2" × 13'1" ·
2nd Floor	Bedroom · 10'9" × 8'11" ·
2nd Floor	Bedroom · 9'1" × 7'7" ·

2nd Floor	Walk-In Closet · 8'3" × 4'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Open Floorplan
Exterior Features:	Playground
Patio And Porch Features:	Deck
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1 d42
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/48-royal-birch-villas-nw-calgary-a2349339/

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

Data was last updated November 23, 2026 at 02:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.