

# \$499,888 - 16 Royal Birch Mount Nw, Calgary

MLS® #A2244590

**\$499,888**

2 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Largest Floor Plan in The Outlook!

Fall in love with this stunning 2-bedroom, 2.5-bathroom Norquay floor plan—the largest in The Outlook. Enjoy the perfect balance of vibrant nearby amenities and the peaceful tranquility of Royal Oak.

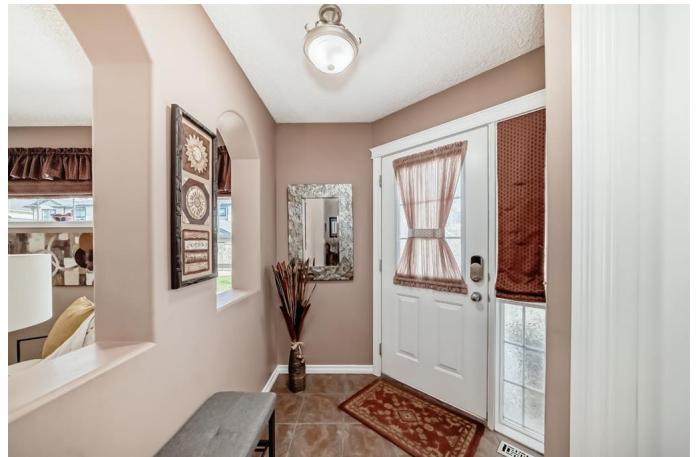
The main floor offers a bright, open layout with a spacious dining area and family room that flows onto a large deck—perfect for relaxing or entertaining. Upstairs, you’ll find two master suites, each with its own ensuite and walk-in closet. Plus—did we mention the fully finished basement?

Upgrades include central A/C, air recirculation, premium kitchen appliances (Bosch dishwasher, fridge with water filtration, ceramic-top stove), new counters, and upgraded flooring. Step outside to a fenced private yard with underground sprinklers—larger than many detached homes!

All this, just steps from Royal Oak Shopping Centre, Walmart, restaurants, schools, public transit, and with quick access to Stoney Trail for easy commuting or weekend getaways.

Don’t miss this one! Take the 3D tour and book your private showing today!

Built in 2004



## Essential Information

MLS® #	A2244590
Price	\$499,888
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	16 Royal Birch Mount Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5W7

## Amenities

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

## Interior

Interior Features	No Smoking Home, Soaking Tub, Storage
Appliances	Microwave, Range, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
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Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 30th, 2025
Days on Market	2
Zoning	M-CG d35

### **Listing Details**

Listing Office	RE/MAX First
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