

# \$829,800 - 6 Royal Birkdale Court Nw, Calgary

MLS® #A2249841

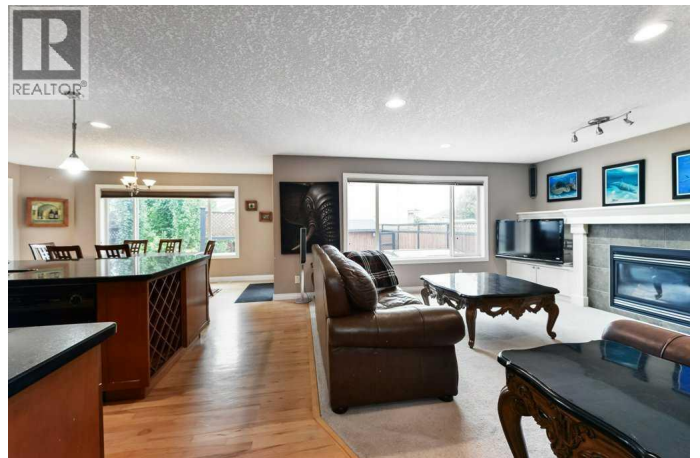
**\$829,800**

4 Bedroom, 4.00 Bathroom, 2,285 sqft

Single Family on 0.11 Acres

Royal Oak, Calgary, Alberta

Exceptionally well-designed 4-bedroom home located on a quiet, private court, just minutes from Royal Oak and William D. Pratt Schools, parks, and recreation. The main floor welcomes you with hardwood flooring and a central layout. To the right, French doors open to a spacious private den with custom built-in shelving, desk, cupboards, and granite counters. The large open kitchen features an oversized island with double sink, granite counters, and extensive cabinet and counter space. A walk-through pantry with custom cabinetry connects directly to the laundry area and the fully insulated, drywalled, heated double garage. Perfect for entertaining, the adjacent family room offers a gas fireplace with built-ins, while the bright eating nook/dining area overlooks the backyard. The private, fully fenced yard includes a large deck, brick patio, planter boxes, and a hot tub area—ideal for summer evenings and outdoor enjoyment. A centrally located powder room completes the main floor. Upstairs, you'll find four generous bedrooms. The primary suite features a double-door entry, a spacious layout, a 5-piece ensuite with double sinks, separate shower, and soaker tub, plus a large walk-in closet. The three additional bedrooms all have ample closet space, including one with a walk-in closet, and are served by a central 4-piece bath. The fully finished lower level is wide open and includes a walk-in steam bath with shower, a wet bar, and a cedar closet. Additional features include central air



conditioning, ensuring year-round comfort.  
This unbeatable location offers easy access to top schools, playgrounds, the Rocky Ridge YMCA, shopping, dining, and amenities at Crowfoot Centre. Commuters will appreciate proximity to the Rocky Ridge LRT station, Stoney Trail, and Crowchild Trail. (id:6289)

Built in 2003

**Essential Information**

Listing #	A2249841
Price	\$829,800
Bedrooms	4
Bathrooms	4.00
Half Baths	2
Square Footage	2,285
Acres	0.11
Year Built	2003
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	6 Royal Birkdale Court Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G5R5

**Amenities**

Amenities	Park, Schools
Features	Cul-de-sac, See remarks
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX Realty Professionals



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