\$849,900 - 159 Royal Birkdale Crescent Nw, Calgary

MLS® #A2258968

\$849,900

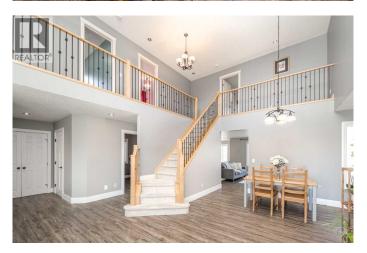
6 Bedroom, 4.00 Bathroom, 2,381 sqft Single Family on 0.09 Acres

Royal Oak, Calgary, Alberta

Open house September 27th (Saturday) 1:00-4:00pm. Welcome to this spacious and beautifully maintained 6-bedroom family home in the highly sought-after community of Royal Oak! This two-storey residence offers an impressive 3,454 sq. ft. of living space designed for both comfort and functionality. The main floor features luxury vinyl plank flooring, soaring 17' ceilings in the bright living room, and a formal dining area. A dedicated home office makes working from home convenient and private. The inviting family room is anchored by a cozy gas fireplace, while the stylish white kitchen boasts an oversized island, gas stove, quartz countertops, subway tile backsplash, corner pantry, and abundant cabinet space. Enjoy family meals in the east-facing breakfast nook. which opens onto a large deckâ€"perfect for outdoor entertaining. Upstairs, you'II find four generously sized bedrooms, including a spacious primary suite with a 5-piece ensuite and walk-in closet. The additional bedrooms easily fit queen beds and desks, making them ideal for children or guests. A 4-piece bathroom and a convenient laundry room complete this level. The fully finished basement offers a rare 2-bedroom layout with hardwood flooring, a 4-piece bath, three storage rooms, a wet bar, and a home theatre area with built-in speakersâ€"perfect for movie nights. Upgrades include roof shingles (2022), furnace (2020), tankless water heater, water softener, and central vacuum. Perfectly







located in the heart of the neighborhoodâ€"just one block from two public Kâ€"9 schools and steps from a scenic ravine. Close to YMCA, C-Train, Stoney Trail, and Royal Oak Centre with restaurants, Walmart, and more. (id:6289)

Built in 2004

Essential Information

Listing # A2258968
Price \$849,900

Bedrooms 6
Bathrooms 4.00
Half Baths 1

Square Footage 2,381 Acres 0.09 Year Built 2004

Type Single Family

Sub-Type Freehold

Community Information

Address 159 Royal Birkdale Crescent Nw

Subdivision Royal Oak
City Calgary
Province Alberta
Postal Code T3G5R6

Amenities

Amenities Park, Playground, Schools, Shopping Features No Animal Home, No Smoking Home

Parking Spaces 4

Parking Attached Garage

of Garages 2

Interior

Appliances Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave,

Hood Fan, Garage door opener

Heating Natural gas Forced air

Cooling None

Fireplace Yes

of Fireplaces

of Stories 2

Has Basement Yes

Exterior

Exterior Stone, Vinyl siding

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office TrustPro Realty





The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 12:01pm PDT