

# \$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 deck—perfect for outdoor entertaining. Upstairs, you'll 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 speakers—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	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      TrustPro Realty



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