

# \$745,000 - 17 Royal Birkdale Crescent Nw, Calgary

MLS® #A2261089

## \$745,000

5 Bedroom, 4.00 Bathroom, 1,928 sqft  
Single Family on 0.10 Acres

Royal Oak, Calgary, Alberta

Welcome to this stunning 5-bedroom, 3.5-bathroom home located in the highly sought-after community of Royal Oak in Calgary. This spacious and well-maintained property offers an ideal layout for large or multi-generational families, featuring a bright open-concept kitchen with a cozy breakfast nook, a formal dining area, and a spacious bonus room upstairs perfect for a home office, playroom, or media space. The fully finished basement includes two of the five bedrooms, a full bathroom, and a large family room, offering excellent potential for guest accommodation or additional living space. Situated in a quiet, family-friendly neighborhood, this home is just minutes from parks, shopping centers, and major roadways like Stoney Trail and Crowchild Trail. With its thoughtful layout, prime location, and move-in ready condition, this home is a fantastic opportunity in one of Calgary's best communities. (id:6289)

Built in 2004

## Essential Information

Listing #	A2261089
Price	\$745,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,928
Acres	0.10



Year Built	2004
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	17 Royal Birkdale Crescent Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G5R4

### Amenities

Amenities	Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home, Level
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Washer & Dryer
Heating	Natural gas Central heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Asphalt, Concrete, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete
Foundation	Poured Concrete

### Listing Details

Listing Office	URBAN-REALTY.ca
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Listing information last updated on October 13th, 2025 at 7:46am PDT