

# \$714,900 - 17 Royal Birkdale Crescent Nw, Calgary

MLS® #A2261089

**\$714,900**

5 Bedroom, 4.00 Bathroom, 1,928 sqft

Residential on 0.10 Acres

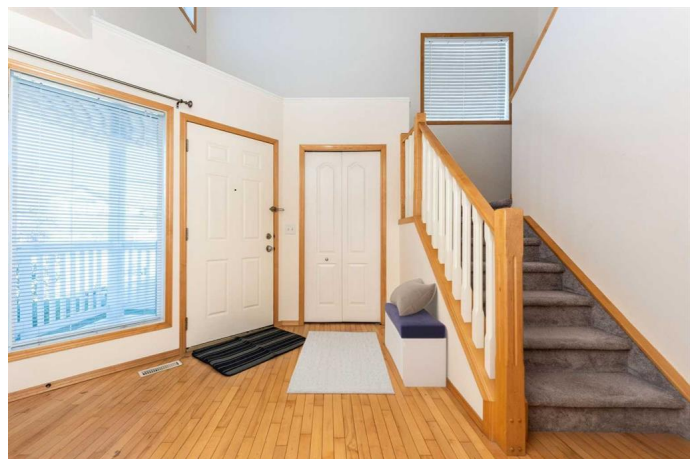
Royal Oak, Calgary, Alberta

Move-in ready and perfectly positioned for family life, this property offers the ultimate convenience, with Royal Oak Elementary and the area's junior high school just a short five-minute walk away. This spectacular 5-bedroom, 3.5-bathroom gem in Royal Oak is an ideal find. The home ensures stress-free mornings and an easy daily routine. The spacious residence boasts a desirable layout for a growing family, featuring a bright, open-concept kitchen with a breakfast nook, a comfortable dining area, and a massive, versatile upstairs bonus room—ideal for a playroom, media centre, or home office. Adding significant functional value, the fully finished basement provides two extra bedrooms, a full bathroom, and a large family room for guests or extra living space. Located on a quiet, family-friendly street, residents enjoy close proximity to parks and shopping, plus simple commuting thanks to quick access to major roads like Stoney Trail and Crowchild Trail. Note-the house has been virtually staged inside and exterior to understand layout.

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2261089  |
| Price     | \$714,900 |
| Bedrooms  | 5         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,928       |
| Acres          | 0.10        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 17 Royal Birkdale Crescent Nw |
| Subdivision | Royal Oak                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3G 5R4                       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer        |
| Heating           | Natural Gas, Central                                                     |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Gas                                                                      |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full                                                           |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Yard, City Lot, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                         |

|              |                                 |
|--------------|---------------------------------|
| Construction | Concrete, Vinyl Siding, Asphalt |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 17                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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