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

MLS® #A2258968

## \$849,900

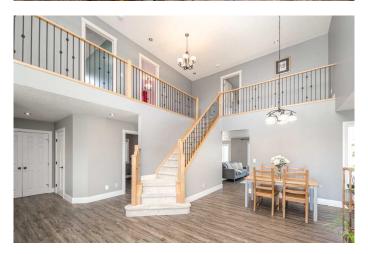
6 Bedroom, 4.00 Bathroom, 2,381 sqft Residential on 0.09 Acres

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.

#### Built in 2004

#### **Essential Information**

MLS® # A2258968 Price \$849,900

Bedrooms 6
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,381 Acres 0.09 Year Built 2004

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 159 Royal Birkdale Crescent Nw

Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta
Postal Code T3G 5R6

## **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range

Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Playground

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 21st, 2025

Days on Market 43

Zoning R-CG

# **Listing Details**

Listing Office TrustPro Realty

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