

\$886,500 - 159 Royal Birkdale Crescent Nw, Calgary

MLS® #A2244856

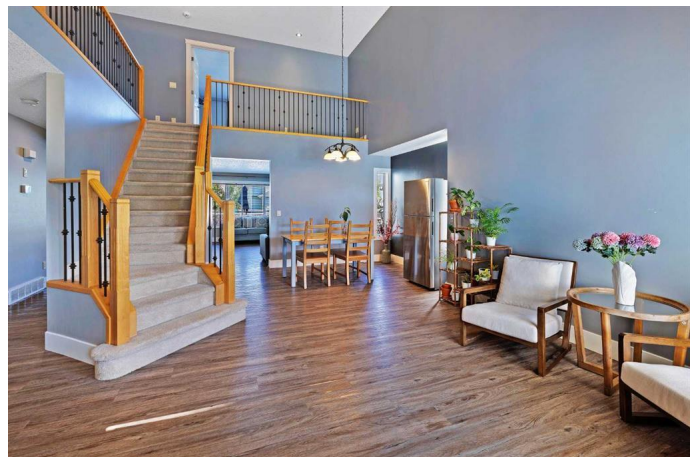
\$886,500

6 Bedroom, 4.00 Bathroom, 2,368 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

Are you looking for a spacious home for your growing family? Welcome to this clean and well-maintained 4+2 bedroom single-family home located in the highly desirable community of Royal Oak. Situated in the heart of the neighborhood and just a block away from two public (K‑9) schools, this home is also steps from a scenic ravine. With 2,368 sq. ft. above grade and a fully finished basement, this beautiful two-storey home offers a total of 3,440 sq. ft. of living space. The main floor features luxury vinyl plank flooring throughout, high ceilings, a bright formal living room, and a dining area. There’s also a main-floor office perfect for working from home. The spacious family room includes a cozy gas fireplace, and the stylish white kitchen boasts an oversized center island, gas stove, quartz countertops, subway tile backsplash, a corner pantry, and lots of cabinet space for all your storage needs. An east-facing breakfast nook provides the ideal spot for family meals, with a patio door that leads to 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 a walk-in closet. The additional three bedrooms can each accommodate a queen-sized bed and study desk, and a 4PC bathroom. A convenient laundry room is also located on the upper level. The basement features a rare and functional layout with hardwood flooring throughout, two bright and spacious bedrooms with large windows,



another 4-piece bathroom, three storage rooms, a wet bar, and a home theatre area complete with built-in speakersâ€”ideal for family movie nights. The home is equipped with a central vacuum system, tankless water heater, and water softener, the roof shingles (2022), furnace (2020). This home is located near Royal Oak Estates Shopping Centre, offering access to restaurants, coffee shops, Walmart, and more. You'll also enjoy quick access to the YMCA, C-Train station, Stoney Trail (Ring Road), and Crowchild Trail.

Built in 2004

Essential Information

MLS® #	A2244856
Price	\$886,500
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,368
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

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air
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	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2025
Days on Market	38
Zoning	R-CG

Listing Details

Listing Office	URBAN-REALTY.ca
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