# \$1,110,000 - 202 Royal Birkdale Crescent Nw, Calgary

MLS® #A2223591

### \$1,110,000

5 Bedroom, 4.00 Bathroom, 2,472 sqft Residential on 0.16 Acres

Royal Oak, Calgary, Alberta

Welcome to 202 Royal Birkdale Crescent NW, a stunning family home nestled in the heart of Calgary's sought-after Royal Oak community. This exceptional property offers breathtaking views of downtown, the mountains, and Canada Olympic Park, creating a picturesque backdrop for everyday living.

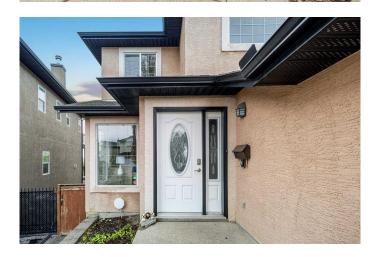
Ideally located within walking distance to schools like William D. Pratt School and Royal Oak School, as well as playgrounds and the Rocky Ridge YMCA, this home is perfect for families. Commuters will appreciate the easy access to the Rocky Ridge LRT station, Stoney Trail, and Crowchild Trail, making travel a breeze.

This spacious home boasts 5 bedrooms, 4 bathrooms, and 2 versatile office/den spaces, providing plenty of room for everyone. The fully finished walkout basement adds extra living space, perfect for entertaining or relaxing. Step inside to a bright and welcoming foyer, where natural light floods the open floor plan, creating a warm and inviting atmosphere. Upstairs, the expansive master retreat featuring a private south-facing window that frames stunning mountain views. Outside, the backyard opens to a network of walking and running trails, perfect for staying active or enjoying nature.

Don't miss your chance to own this incredible home in one of Calgary's most desirable neighborhoods. Make 202 Royal Birkdale Crescent NW your forever home







today! \*Two Brand new hot water tanks just been installed\*

#### Built in 2004

#### **Essential Information**

MLS® # A2223591 Price \$1,110,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,472 Acres 0.16 Year Built 2004

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 202 Royal Birkdale Crescent Nw

Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta
Postal Code T3G 4R2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, Garden, Private Yard

Lot Description Landscaped, Views, Pie Shaped Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 19

Zoning R-CG

## **Listing Details**

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.