

\$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

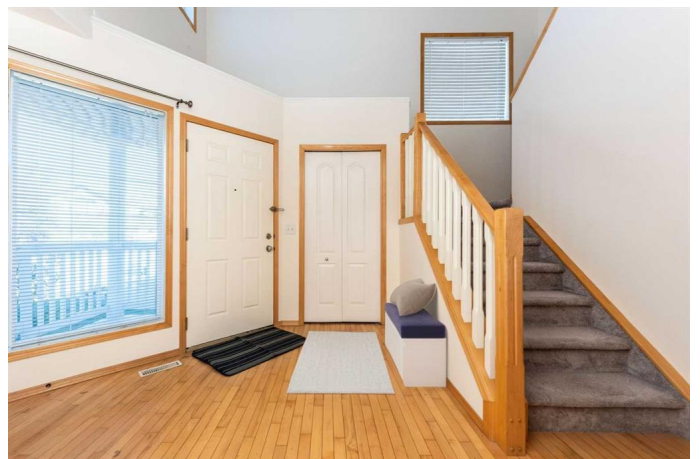
Royal Oak, Calgary, Alberta

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	33
Zoning	R-CG

Listing Details

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

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.