

\$745,000 - 17 Royal Birkdale Crescent Nw, Calgary

MLS® #A2261089

\$745,000

5 Bedroom, 4.00 Bathroom, 1,928 sqft
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Welcome to this stunning 5-bedroom, 3.5-bathroom home located in the highly sought-after community of Royal Oak in Calgary. This spacious and well-maintained property offers an ideal layout for large or multi-generational families, featuring a bright open-concept kitchen with a cozy breakfast nook, a formal dining area, and a spacious bonus room upstairs perfect for a home office, playroom, or media space. The fully finished basement includes two of the five bedrooms, a full bathroom, and a large family room, offering excellent potential for guest accommodation or additional living space. Situated in a quiet, family-friendly neighborhood, this home is just minutes from parks, shopping centers, and major roadways like Stoney Trail and Crowchild Trail. With its thoughtful layout, prime location, and move-in ready condition, this home is a fantastic opportunity in one of Calgary's best communities.

Built in 2004

Essential Information

MLS® #	A2261089
Price	\$745,000
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	Central, Natural Gas
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	7
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.