$1,299,000 - 170 Royal Birkdale Crescent Nw, Calgary

MLS® #A2205131

$1,299,000
5 Bedroom, 4.00 Bathroom, 2,708 sqft
Residential on 0.14 Acres

Royal Oak, Calgary, Alberta

Imagine coming home to a sanctuary that offers breathtaking ravine and mountain views while providing every amenity a growing family could desire. Step inside, and those views become the backdrop to an impeccably designed home that invites you to live, gather, and create memories.

Extensive hardwood floors lead you through an inviting layout designed for modern family living. The family room immediately draws you in with its impressive 18-foot windows and cozy fireplace, creating a space that balances openness with warmth. Built-in shelving adds both function and character to this welcoming gathering space.

The kitchen is a true showstopper, having undergone a significant renovation. A massive granite island becomes the natural centrepiece, perfect for casual meals or entertaining. Rich raised-panel cabinets, an elegant subway tile backsplash, and carefully placed stainless steel appliances speak to both form and function. The walk-through pantry â€“ finished with cherry cabinets and pull-outs â€“ connects seamlessly to a mudroom with custom storage.

Upstairs, three bedrooms offer comfortable living. The primary suite is a true retreat, featuring a large window overlooking the ravine with views that never grow old. The ensuite bathroom provides individual counters

and sinks, a spacious shower, and a relaxing jetted tub. A bonus room with a half-wall overlooking the foyer offers additional flexible living space.

The walkout basement expands your living possibilities. A large rec room with a second fireplace provides the perfect space to unwind, work out, or enjoy movie nights. Two additional large bedrooms and a full bathroom complete this lower level, making it ideal for teens, guests, or extended family.

Outside, the thoughtfully terraced backyard creates multiple living spaces. A sheltered fire pit area invites evening gatherings, while a back gate opens to a walking path that connects with the community's extensive pathway system.

Located within walking distance of Royal Oak schools and community amenities, this home offers 3,600 square feet of possibility. Five bedrooms, mountain views, and a location that puts everything within reach â€“ your perfect home is calling.

Built in 2003

Essential Information

MLS® #	A2205131
Price	$1,299,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,708
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

Community Information

Address	170 Royal Birkdale Crescent Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5R6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

Interior

Interior Features	Built-in Features, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Family Room, Gas, Recreation Room, Other
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Remarks, Views, Greenbelt
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Days on Market	39

Zoning	R-CG

Listing Details

Listing Office	Real Broker

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