

\$779,000 - 86 Royal Birkdale Court Nw, Calgary

MLS® #A2214039

\$779,000

6 Bedroom, 4.00 Bathroom, 1,993 sqft

Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

Exquisite 4-Bedroom Estate Home with 2-Bedroom Basement in Prestigious Royal Oak

Step into this impeccably maintained, fully developed family home on a quiet cul-de-sac in the highly coveted community of Royal Oak. Surrounded by executive-style homes, lush green spaces, and top-rated schools, this remarkable residence offers over 2700sq.ft. of thoughtfully designed living space—providing exceptional comfort, flexibility, and investment potential for families and discerning buyers.

Main Floor Highlights:--

- Bright and airy front living room with soaring vaulted ceilings and new pot lights that create a vibrant ambiance day or night

- Elegant formal dining area, ideal for hosting unforgettable gatherings

- Cozy family room with hardwood flooring and a gas fireplace, perfect for relaxed evenings

- Spacious, sunlit kitchen featuring granite countertops, center island, walk-in corner pantry, and recently upgraded fridge, range, and hood fan

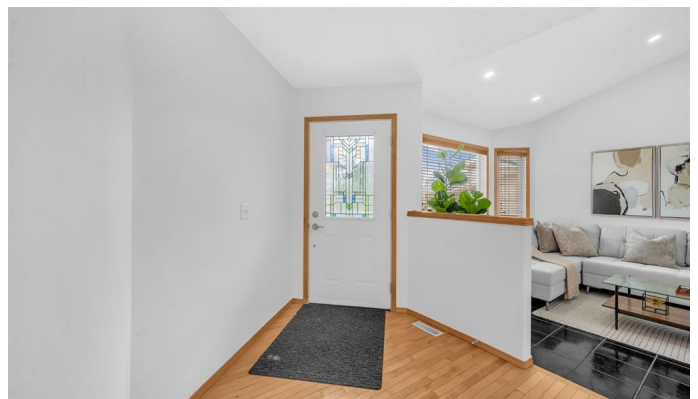
- Versatile main floor den - ideal as a stylish home office or guest bedroom

- Convenient laundry/mudroom with brand-new washer & dryer, and direct access to the finished double attached garage

Outdoor Oasis:--

- Direct access to well maintained deck that leads to a beautifully landscaped backyard

- Built-in hot tub* with a privacy wall.



â€¢ Dedicated dog run and doghouse for your furry companions

â€¢ A perfect balance of lush green space and patio areasâ€”tailor-made for entertaining and family fun

Upper Level Comfort:--

â€¢ Brand-new carpet throughout the upper level

â€¢ Four generously sized bedrooms and two full bathrooms

â€¢ Tranquil primary bedroom with a jetted tub, separate shower, and ample space to unwind

Fully Finished Basement :--

â€¢ Professionally developed 2-bedroom basement - ideal for extended family or guests

â€¢ Bright and open recreation area with a pool table included

â€¢ Fully equipped, brand-new kitchen with granite countertops

â€¢ Elegant full bathroom featuring a private sauna for luxurious relaxation

Recent Upgrades & Maintenance:--

â€¢ Freshly painted throughoutâ€”including ceilings

â€¢ Brand-new carpet on the upper floor

â€¢ Recently replaced hot water tank and garage door motor

â€¢ Exceptionally clean and move-in ready

Situated in an unbeatable location, just steps to parks and top-rated schools, and minutes from the shopping, dining, LRT, and amenities of Crowfoot Centre.

*Note: Motor for the outdoor hot tub requires replacement.

A rare and refined opportunity blending luxury, lifestyle, and income potentialâ€”book your private showing today with your favourite Realtor!

Built in 2004

Essential Information

MLS® #

A2214039

Price	\$779,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,993
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	86 Royal Birkdale Court Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5R5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.