

# \$849,900 - 159 Royal Birkdale Crescent Nw, Calgary

MLS® #A2258968

**\$849,900**

6 Bedroom, 4.00 Bathroom, 2,381 sqft

Residential on 0.09 Acres

Royal Oak, Calgary, Alberta

Open house September 27th (Saturday)

1:00-4:00pm. Welcome to this spacious and beautifully maintained 6-bedroom family home in the highly sought-after community of Royal Oak! This two-storey residence offers an impressive 3,454 sq. ft. of living space designed for both comfort and functionality.

The main floor features luxury vinyl plank flooring, soaring 17'™ ceilings in the bright living room, and a formal dining area. A dedicated home office makes working from home convenient and private. The inviting family room is anchored by a cozy gas fireplace, while the stylish white kitchen boasts an oversized island, gas stove, quartz countertops, subway tile backsplash, corner pantry, and abundant cabinet space. Enjoy family meals in the east-facing breakfast nook, which opens onto a large deck—perfect for outdoor entertaining. Upstairs, you'll find four generously sized bedrooms, including a spacious primary suite with a 5-piece ensuite and walk-in closet. The additional bedrooms easily fit queen beds and desks, making them ideal for children or guests. A 4-piece bathroom and a convenient laundry room complete this level. The fully finished basement offers a rare 2-bedroom layout with hardwood flooring, a 4-piece bath, three storage rooms, a wet bar, and a home theatre area with built-in speakers—perfect for movie nights. Upgrades include roof shingles (2022), furnace (2020), tankless water heater, water softener, and central vacuum. Perfectly



located in the heart of the neighborhoodâ€”just one block from two public Kâ€”9 schools and steps from a scenic ravine. Close to YMCA, C-Train, Stoney Trail, and Royal Oak Centre with restaurants, Walmart, and more.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258968    |
| Price          | \$849,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,381       |
| Acres          | 0.09        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 159 Royal Birkdale Crescent Nw |
| Subdivision | Royal Oak                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3G 5R6                        |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, |
|-------------------|------------------------------------------------------------------|

|                 |                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------|
|                 | Quartz Counters, Walk-In Closet(s)                                                           |
| Appliances      | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating         | Forced Air, Natural Gas                                                                      |
| Cooling         | None                                                                                         |
| Fireplace       | Yes                                                                                          |
| # of Fireplaces | 1                                                                                            |
| Fireplaces      | Gas                                                                                          |
| Has Basement    | Yes                                                                                          |
| Basement        | Finished, Full                                                                               |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Playground                      |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 30                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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