

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

MLS® #A2258968

\$849,900

6 Bedroom, 4.00 Bathroom, 2,381 sqft

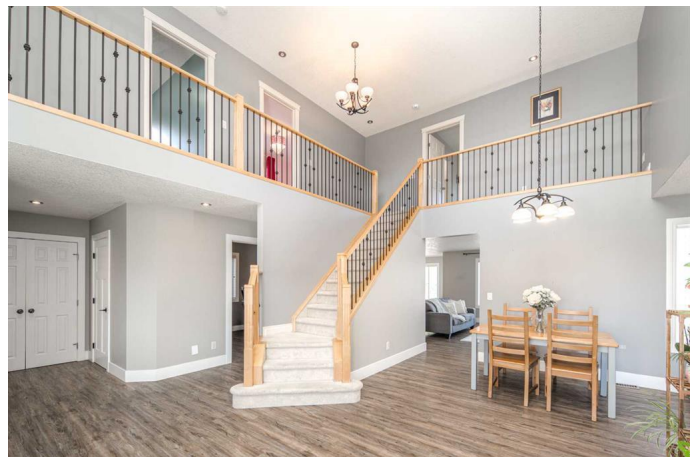
Residential on 0.09 Acres

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	26
Zoning	R-CG

Listing Details

Listing Office	TrustPro 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.