

\$1,350,000 - 170 Royal Birkdale Crescent Nw, Calgary

MLS® #A2205131

\$1,350,000

5 Bedroom, 4.00 Bathroom, 2,708 sqft
Residential on 0.14 Acres

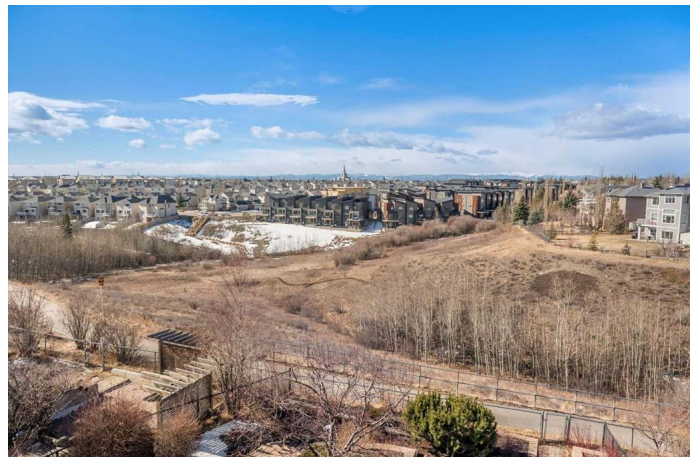
Royal Oak, Calgary, Alberta

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 centerpiece, 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 “finished with cherry cabinets and pull-outs” 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 – your perfect home is calling.

Built in 2003

Essential Information

MLS® #	A2205131
Price	\$1,350,000
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, Greenbelt, Landscaped, No Neighbours Behind, See Remarks, Views
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025
Days on Market 9

Zoning R-CG

Listing Details

Listing Office Real Broker

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.