

# \$1,150,000 - 202 Royal Birkdale Crescent Nw, Calgary

MLS® #A2204060

**\$1,150,000**

5 Bedroom, 4.00 Bathroom, 2,472 sqft  
Residential on 0.16 Acres

Royal Oak, Calgary, Alberta

Welcome to 202 Royal Birkdale Crescent NW, a stunning family home nestled in the heart of Calgary's sought-after Royal Oak community. This exceptional property offers breathtaking views of downtown, the mountains, and Canada Olympic Park, creating a picturesque backdrop for everyday living.

Ideally located within walking distance to schools like William D. Pratt School and Royal Oak School, as well as playgrounds and the Rocky Ridge YMCA, this home is perfect for families. Commuters will appreciate the easy access to the Rocky Ridge LRT station, Stoney Trail, and Crowchild Trail, making travel a breeze.

This spacious home boasts 5 bedrooms, 4 bathrooms, and 2 versatile office/den spaces, providing plenty of room for everyone. The fully finished walkout basement adds extra living space, perfect for entertaining or relaxing. Step inside to a bright and welcoming foyer, where natural light floods the open floor plan, creating a warm and inviting atmosphere. Upstairs, the expansive master retreat featuring a private south-facing window that frames stunning mountain views. Outside, the backyard opens to a network of walking and running trails, perfect for staying active or enjoying nature.

Don't miss your chance to own this incredible home in one of Calgary's most desirable neighborhoods. Make 202 Royal Birkdale Crescent NW your forever home



today! \*Two Brand new hot water tanks just been installed\*

Built in 2004

### **Essential Information**

MLS® #	A2204060
Price	\$1,150,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,472
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	202 Royal Birkdale Crescent Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4R2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Landscaped, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	22
Zoning	R-CG

### **Listing Details**

Listing Office	TREC The Real Estate Company
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