

# \$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

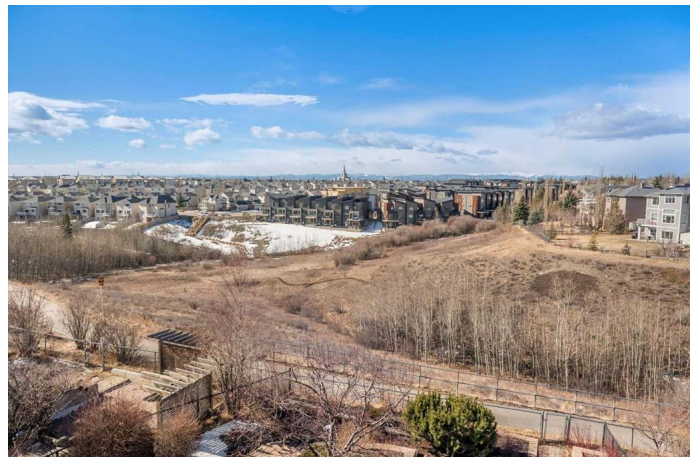
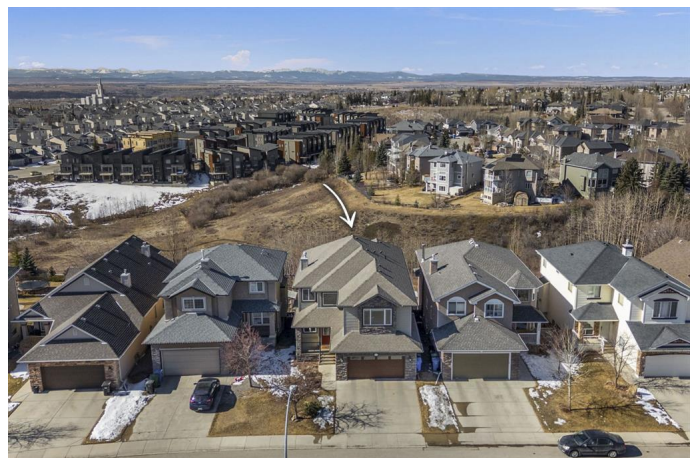
Royal Oak, Calgary, Alberta

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, Refrigerator, Stove(s), Washer, Window Coverings, Oven  
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, Landscaped, No Neighbours Behind, See Remarks, Views, Greenbelt  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 28th, 2025  
Days on Market 6

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.