

# \$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!

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 | 14               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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