



GRASSROOTS
REALTY GROUP

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17 Royal Birkdale Crescent NW
Calgary, Alberta

MLS # A2261089



\$745,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,928 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Level, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Asphalt, Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions:	nine
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Welcome to this stunning 5-bedroom, 3.5-bathroom home located in the highly sought-after community of Royal Oak in Calgary. This spacious and well-maintained property offers an ideal layout for large or multi-generational families, featuring a bright open-concept kitchen with a cozy breakfast nook, a formal dining area, and a spacious bonus room upstairs perfect for a home office, playroom, or media space. The fully finished basement includes two of the five bedrooms, a full bathroom, and a large family room, offering excellent potential for guest accommodation or additional living space. Situated in a quiet, family-friendly neighborhood, this home is just minutes from parks, shopping centers, and major roadways like Stoney Trail and Crowchild Trail. Families will also appreciate the close proximity to Al-Amal Academy, providing an excellent Islamic educational environment. With its thoughtful layout, prime location, and move-in ready condition, this home is a fantastic opportunity in one of Calgary's best communities.