



**17 Royal Birkdale Crescent NW  
Calgary, Alberta**

**MLS # A2278941**



**\$694,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Royal Oak   |               |                   |
| <b>Type:</b>     | Residential/House                                       |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,928 sq.ft.  | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                  |               |                   |
| <b>Lot Size:</b> | 0.10 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Landscaped, Level, Rectangular Lot |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Central, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Asphalt, Concrete, Vinyl Siding  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters |                   |      |
| <b>Inclusions:</b> | none   |                   |      |

Exceptionally best price in the market now. Move-in ready and perfectly positioned for family life, this property offers the ultimate convenience, with Royal Oak Elementary and the area's junior high school just a short five-minute walk away. This spectacular 5-bedroom, 3.5-bathroom gem in Royal Oak is an ideal find. The home ensures stress-free mornings and an easy daily routine. The spacious residence boasts a desirable layout for a growing family, featuring a bright, open-concept kitchen with a breakfast nook, a comfortable dining area, and a massive, versatile upstairs bonus room—ideal for a playroom, media centre, or home office. Adding significant functional value, the fully finished basement provides two extra bedrooms, a full bathroom, and a large family room for guests or extra living space. Located on a quiet, family-friendly street, residents enjoy close proximity to parks and shopping, plus simple commuting thanks to quick access to major roads like Stoney Trail and Crowchild Trail. Note—the house has been virtually staged inside and exterior to understand layout.