



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

**MLS # A2296381**



**\$824,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,266 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, No Smoking Home		

**Inclusions:** Security cameras, TV(living room) and bracket

Located on a quiet street in the highly desirable community of Royal Oak, 195 Royal Birkdale Crescent NW offers exceptional space, functionality, and the rare bonus of a triple attached garage. Step inside to a bright and spacious main floor designed for both everyday living and entertaining. Large windows fill the home with natural light, while the thoughtful layout provides comfortable living and dining spaces alongside a functional kitchen with ample cabinetry and counter space. The main floor office offers a perfect space for working from home, studying, or managing day to day tasks. Whether hosting guests or enjoying a quiet evening at home, this layout offers flexibility and comfort. Upstairs, you'll find a standout feature that is rarely available, four bedrooms on the upper level. This ideal family layout provides room for everyone, with a spacious primary retreat and additional bedrooms perfect for family and guests. The upper level offers both practicality and privacy, making it well suited for growing families. The triple attached garage provides incredible convenience with ample room for vehicles, storage, hobbies, or workshop space. This highly sought-after feature adds both functionality and value. Step outside to enjoy the tiled deck in the backyard, offering a clean, low-maintenance outdoor space that is perfect for relaxing, entertaining, or enjoying Calgary's warmer months. The backyard provides great usability while the quiet street adds to the home's overall appeal. Situated in Royal Oak, you are just minutes from parks, pathways, schools, shopping, and restaurants, with quick access to Stoney Trail, Crowchild Trail, and the Royal Oak Shopping Centre. This is a location that balances peaceful residential living with everyday convenience.