

17 Royal Birkdale Crescent NW  
Calgary, Alberta

MLS # A2261089

**\$745,000**

<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 (21 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>	Finished, 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		

**Inclusions:** nine

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. With its thoughtful layout, prime location, and move-in ready condition, this home is a fantastic opportunity in one of Calgary's best communities.