



## 202 Royal Birkdale Crescent Calgary Alberta

\$1,150,000

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! (id:6769)

Storage 7.42 Ft x 6.17 Ft

Recreational, Games room 14.50 Ft x 16.00 Ft

Furnace 9.67 Ft x 9.58 Ft

Dining room 14.58 Ft x 10.08 Ft

Bedroom 16.00 Ft x 11.50 Ft

Den 9.67 Ft x 8.00 Ft

4pc Bathroom 10.58 Ft x 4.83 Ft

Living room 11.83 Ft x 11.50 Ft

Kitchen 14.33 Ft x 9.17 Ft

Dining room 14.08 Ft x 8.67 Ft

Foyer 13.00 Ft x 4.17 Ft

Family room 14.42 Ft x 13.00 Ft

Laundry room 8.58 Ft x 6.00 Ft

Den 10.25 Ft x 8.83 Ft

2pc Bathroom 5.00 Ft x 5.08 Ft

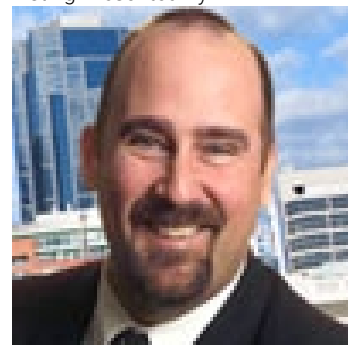
Pantry 3.83 Ft x 3.50 Ft

Bonus Room 14.33 Ft x 10.42 Ft

Primary Bedroom 18.00 Ft x 13.67 Ft

Bedroom 11.00 Ft x 11.00 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca