

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

MLS # A2278941



\$694,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,928 sq.ft.	Age:	2004 (22 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:	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: 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.