

\$759,900 - 86 Royal Birkdale Crescent Nw, Calgary

MLS® #A2107568

\$759,900

3 Bedroom, 3.00 Bathroom, 2,035 sqft

Residential on 0.12 Acres

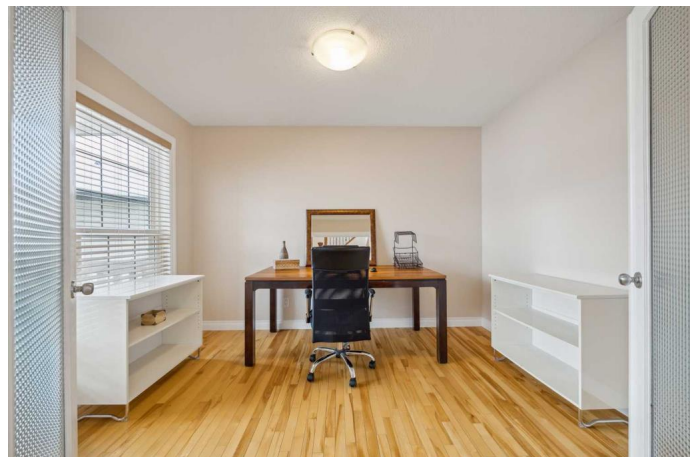
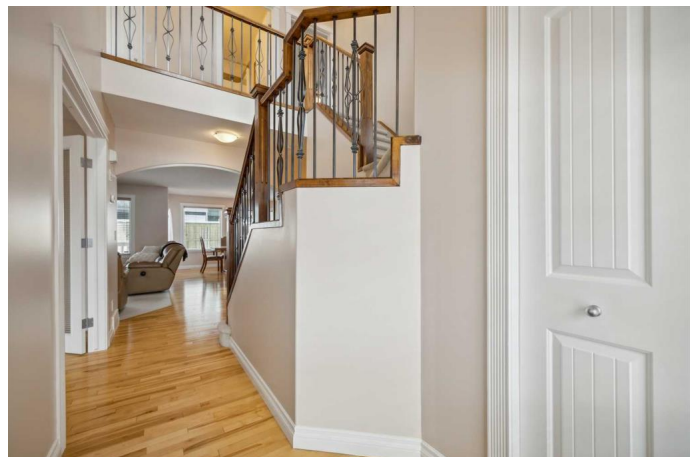
Royal Oak, Calgary, Alberta

Royal Oak- Nestled in to a quiet cul-de-sac with an OVERSIZED backyard, this move-in-ready home is awaiting it's new family!! EXCELLENT location!! Extremely short walk to schools, massive field for soccer, playground basketball nets , quick access to the Tuscany LRT, Rockyridge YMCA & Royal Oak plaza for shopping . Inside you will find a well laid out floorplan that has just been completely professionally painted. Main floor offers a large office with double doors, Bright open concept living/dining, kitchen area with plenty of windows, granite counters and a feature fireplace. The upper floor hosts a bright spacious bonus room, 3 bedrooms including the Master with 5 piece ensuite & walk in closet. The basement is unfinished providing a great opportunity to customize to your own development needs. Extras to enjoy air conditioning and an awning on the backyard deck!

Built in 2004

Essential Information

MLS® #	A2107568
Price	\$759,900
Sold Price	\$770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	2,035
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	86 Royal Birkdale Crescent Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5R6

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Awning(s), Balcony
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	March 28th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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