

# **\$924,900 - 46 Royal Birkdale Court Nw, Calgary**

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MLS® #A2162052

**\$924,900**

5 Bedroom, 4.00 Bathroom, 2,413 sqft

Residential on 0.15 Acres

Royal Oak, Calgary, Alberta

Welcome to this luxury gem located in the heart of Royal Oak! A stunning 5 bedroom home located on a quiet Cul-de-sac! Air conditioned home with walk-Out basement onto poured concrete patio that Leads to a huge Pie-shaped south-facing backyard with wonderful landscaping, gazebo, Hot Tub, fire pit and shed. South-facing windows with high quality window blinds, Main floor den/office with french doors, spacious dining room and living room with gas fireplace. Large island in kitchen that has a spacious corner pantry! Granite countertops in kitchen and a half-bath. California Shutters or Hunter Douglas Blinds on all windows! Upstairs you will find an amazing view from the master bedroom and 2nd bedroom! Large bonus room upstairs! 3 Bedrooms Upstairs and 2 in the Lower Walk Out Level! All bedrooms in the home are spacious! California closets in all upstairs bedrooms and hall closet! Over 3300 Sq Ft of living area in this home! Garage is Insulated, drywalled and painted. This home also comes with double hot water tank! This home is walking distance to Royal Oak Elementary School (K-4) & William D. Pratt School (5-9) and is a convenient location to the YMCA, Shopping, Restaurants, Major routes to Airport, Mountains & all directions, Public Transportation, and So Much More!

Built in 2003

## **Essential Information**



MLS® #	A2162052
Price	\$924,900
Sold Price	\$890,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,413
Acres	0.15
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	46 Royal Birkdale Court Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5R6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Bookcases, High Ceilings, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Fire Pit, Private Yard, Barbecue
Lot Description	Lawn, Landscaped, Many Trees, Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 6th, 2024
Date Sold	October 10th, 2024
Days on Market	34
Zoning	R-C1
HOA Fees	0.00

## Listing Details

Listing Office	Homecare Realty Ltd.
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