

\$1,095,000 - 198 Royal Birkdale Crescent Nw, Calgary

MLS® #A2176181

\$1,095,000

4 Bedroom, 4.00 Bathroom, 2,359 sqft

Residential on 0.20 Acres

Royal Oak, Calgary, Alberta

Welcome to 198 Royal Birkdale Crescent! This 2-storey, southwest facing beauty features a walkout basement and spectacular mountain views with ravine access! It doesn't get more serene than this. This home has been majorly upgraded with triple pane windows, brand new hardwood on the main floor, new carpet upstairs and on the staircase leading up. The backyard is one of the largest and fully landscaped in the area, completed within the last year. As you step inside, the living room and large dining room greet you with giant front windows letting natural light flood in. Moving through into the kitchen there is a large center island with breakfast bar for additional seating. Range and fridge are brand new and all appliances are stainless steel. Open to the family room with its corner fireplace, this is the perfect space for hosting and entertaining. Balcony doors lead out to the Duradek patio with glass railings and magnificent views of mountains and the beautifully landscaped yard. Main floor features a space alongside the laundry room, perfect for a home office. Main floor is complete with a 2 piece bathroom. Upstairs you'll find 3 large bedrooms including the primary with it's impressive 5 piece ensuite and 2 walk-in closets. Ensuite features double vanity, separate shower and jetted, soaker bathtub. The primary also has its very own private balcony boasting the amazing mountain and backyard views that really set this home above the rest. Fully finished



basement features expansive rec room with cozy family area with gas fireplace and built in shelving on either side. Hosting is a dream with the large wet bar, sink and fridge and built in wine rack. Guest bedroom has its own connecting door to the 4 piece bathroom. Walkout basement leads out to a patio area, opposite is the spiral staircase leading up to the balcony and further down leads to the firepit area. Gate to the yard leads straight to the path to the ravine. Within walking distance to elementary and junior high schools and close to all amenities. This mountain view property has so much to offer!

Built in 2004

Essential Information

MLS® #	A2176181
Price	\$1,095,000
Sold Price	\$1,095,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,359
Acres	0.20
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	198 Royal Birkdale Crescent Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5R8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Garburator
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Tile, Insert
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Views, Creek/River/Stream/Pond, Irregular Lot, Sloped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2024
Date Sold	November 15th, 2024
Days on Market	17
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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