

# \$949,900 - 242 Royal Birkdale Crescent Nw, Calgary

MLS® #A2245421

**\$949,900**

5 Bedroom, 4.00 Bathroom, 2,142 sqft  
Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

Imagine your perfect home & what do you see? Space for both entertaining & family living? Bedrooms for all the kids? Walking distance to schools? How about central air? Wellâ€¦look no further because youâ€™ve just found your perfect home in this beautifully appointed two storey walkout in the popular Northwest Calgary community of Royal Oak, in this prime location backing onto a stormwater pond & walking distance to 2 schools. Offering a total of 5 bedrooms & rich hardwood floors, this mint condition home enjoys a fantastic family-friendly floorplan featuring a sun-drenched living room with 18ft ceilings & fireplace, great-sized flex roomâ€¦ideal as a sitting room or home office, spacious dining room with an expanse of windows & maple kitchen with granite counters, centre island with raised bar & upgraded stainless steel appliances including GE gas stove/convection oven, new LG dishwasher (2024), instant hot water & Jenn-Air fridge. Total of 4 bedrooms & 2 bathrooms up highlighted by the relaxing ownersâ€™ retreat with views of the pond, walk-in closet & jetted tub ensuite with separate shower & double vanities. The professionally developed walkout level is beautifully finished with a 5th bedroom with Murphy bed, bathroom with heated tile floors & glass steam shower with body jets, rec room with fireplace & games area with granite-topped wet bar complete with Subzero bar fridge. Thereâ€™s also a walkthrough pantry & laundry room with washer & dryer



(including a Samsung washer), built-in ceiling speakers in the walkout level, oversized garage with shelving & new door (2025), remote-controlled blinds in the dining room, roughed-in central vacuum system, new carpets (2021) on the 2nd floor, exterior Gemstone lighting & full-width balcony (with gas BBQ line) where you can sit back, relax & take in the wide open views of the pond, mountains & Canada Olympic Park. The fully fenced backyard is a truly wonderful space to enjoy the great outdoorsâ€"complete with a patio, storage shed for your gardening tools, gardens with stone retaining walls & gate to the winding walking path around the stormwater pond. A truly exceptional home just minutes to the Shane Homes YMCA & Royal Oak shopping center (Walmart, Sobeys, restaurants & services), & quick easy access to the Tuscany LRT, Crowfoot Centre & Crowchild/Stoney Trails to take you to the University of Calgary & Foothills Medical Centre, recreational & major retail centers, parks & downtown.

Built in 2004

### **Essential Information**

MLS® #	A2245421
Price	\$949,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,142
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	242 Royal Birkdale Crescent Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5R7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Oversized
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Steam Room
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Instant Hot Water, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Tile, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, No Neighbours Behind, Rectangular Lot, Views, Greenbelt, Sloped Down
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 30th, 2025
Days on Market	4

Zoning

R-CG

## **Listing Details**

Listing Office

Royal LePage Benchmark

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