

# \$919,900 - 69 Royal Birkdale Drive Nw, Calgary

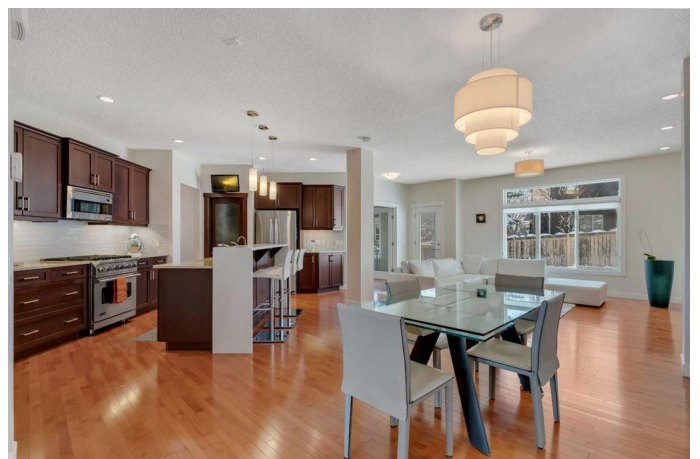
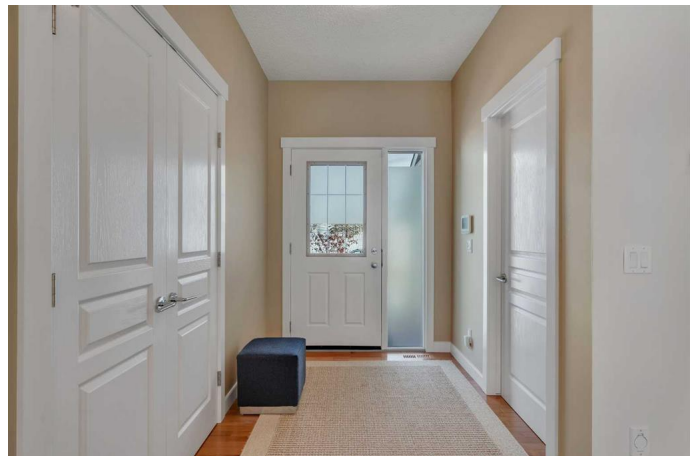
MLS® #A2207693

**\$919,900**

4 Bedroom, 4.00 Bathroom, 2,284 sqft  
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Immaculate is the only way to describe this 4 bedroom, 3.5 bathroom home offering over 3200 square feet of developed living space across 3 levels. The main floor provides an open and inviting space with 9 ft ceilings and plenty of windows allowing for an abundance of natural light. The chefs kitchen comes complete with granite counter tops, a Viking gas range, a large pantry and plenty of cabinet and counter space. The living and dining spaces flow seamlessly and are highlighted by the gas fireplace with floor to ceiling stone and access to your private backyard. The main floor half bathroom is tucked away near the front entrance and secluded office space at the rear of the home provides a quiet space to work. Additional storage and large mudroom lead to the double attached garage. The upper level features a large bonus room with access to the private balcony overlooking the park across the street. 2 bedrooms, a full bathroom and the laundry room lead towards the impressive primary bedroom featuring access to the balcony, a large ensuite bathroom complete with soaker tub and separate shower in addition to a large walk-in closet. The fully finished basement contributes a large 4th bedroom, another full bathroom and a large living space complete with a full wet bar with a microwave and fridge. Additional laundry hookups and in floor heating provide an opportunity to create a self contained suite subject to city approval. This home has been so lovingly maintained, it has to be seen to be



truly appreciated. Walking distance to schools and quick access to main roads like Country Hills Blvd and Stoney Trail, this family home in the heart of Royal Oak is turn-key and ready for someone new to call it home.

Built in 2010

### Essential Information

MLS® #	A2207693
Price	\$919,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,284
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	69 Royal Birkdale Drive Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0B2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No

Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows

Appliances	Dishwasher, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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