

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

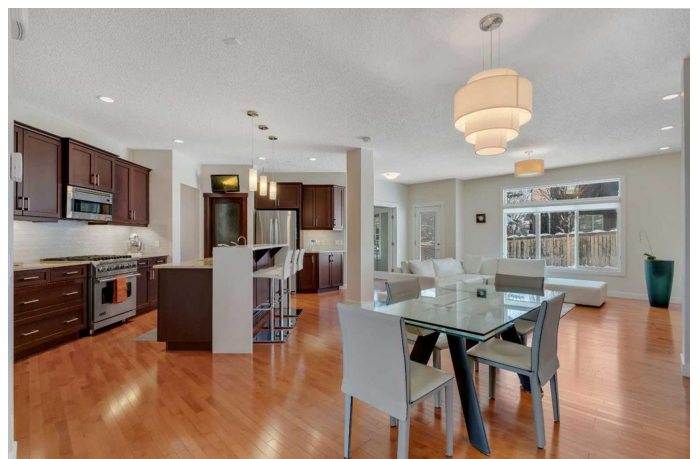
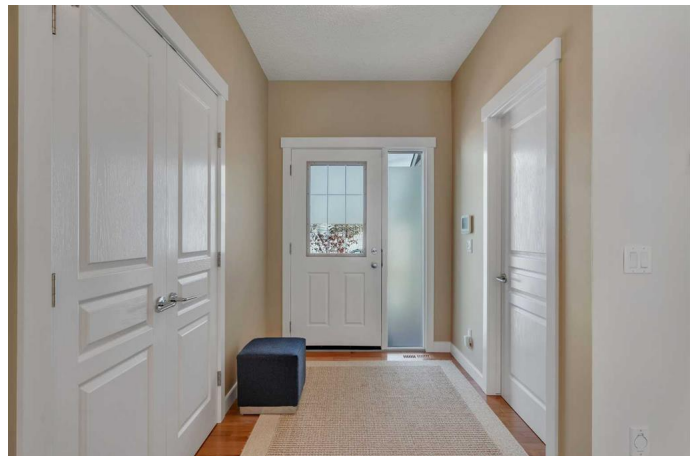
MLS® #A2207693

**\$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 1

Zoning R-CG

HOA Fees 227

HOA Fees Freq. ANN

### **Listing Details**

Listing Office RE/MAX First

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