



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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17 Royal Birkdale Crescent NW
Calgary, Alberta

MLS # A2261089



\$745,000

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Asphalt, Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		
Inclusions:	nine		

Welcome to this stunning 5-bedroom, 3.5-bathroom home located in the highly sought-after community of Royal Oak in Calgary. This spacious and well-maintained property offers an ideal layout for large or multi-generational families, featuring a bright open-concept kitchen with a cozy breakfast nook, a formal dining area, and a spacious bonus room upstairs perfect for a home office, playroom, or media space. The fully finished basement includes two of the five bedrooms, a full bathroom, and a large family room, offering excellent potential for guest accommodation or additional living space. Situated in a quiet, family-friendly neighborhood, this home is just minutes from parks, shopping centers, and major roadways like Stoney Trail and Crowchild Trail. With its thoughtful layout, prime location, and move-in ready condition, this home is a fantastic opportunity in one of Calgary’s best communities.