

# \$779,000 - 86 Royal Birkdale Court Nw, Calgary

MLS® #A2214039

**\$779,000**

6 Bedroom, 4.00 Bathroom, 1,993 sqft

Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

Exquisite 4-Bedroom Estate Home with 2-Bedroom Basement Suite in Prestigious Royal Oak

Step into this impeccably maintained, fully developed family home on a quiet cul-de-sac in the highly coveted community of Royal Oak. Surrounded by executive-style homes, lush green spaces, and top-rated schools, this remarkable residence offers over 2700sq.ft. of thoughtfully designed living space—providing exceptional comfort, flexibility, and investment potential for families and discerning buyers.

Main Floor Highlights:--

• Bright and airy front living room with soaring vaulted ceilings and new pot lights that create a vibrant ambiance day or night

• Elegant formal dining area, ideal for hosting unforgettable gatherings

• Cozy family room with hardwood flooring and a gas fireplace, perfect for relaxed evenings

• Spacious, sunlit kitchen featuring granite countertops, center island, walk-in corner pantry, and recently upgraded fridge, range, and hood fan

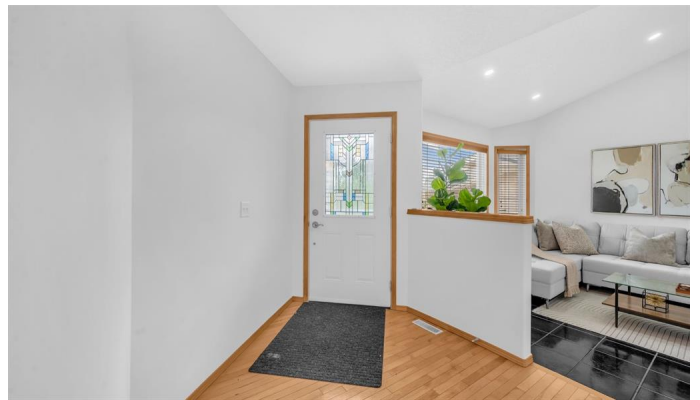
• Versatile main floor den - ideal as a stylish home office or guest bedroom

• Convenient laundry/mudroom with brand-new washer & dryer, and direct access to the finished double attached garage

Outdoor Oasis:--

• Direct access to well maintained deck that leads to a beautifully landscaped backyard

• Built-in hot tub\* with a privacy wall.



â€¢ Dedicated dog run and doghouse for your furry companions

â€¢ A perfect balance of lush green space and patio areasâ€”tailor-made for entertaining and family fun

Upper Level Comfort:--

â€¢ Brand-new carpet throughout the upper level

â€¢ Four generously sized bedrooms and two full bathrooms

â€¢ Tranquil primary suite with a jetted tub, separate shower, and ample space to unwind

Fully Finished Basement Suite:--

â€¢ Professionally developed 2-bedroom suite - ideal for extended family or guests

â€¢ Bright and open recreation area with a pool table included

â€¢ Fully equipped, brand-new kitchen with granite countertops

â€¢ Elegant full bathroom featuring a private sauna for luxurious relaxation

Recent Upgrades & Maintenance:--

â€¢ Freshly painted throughoutâ€”including ceilings

â€¢ Brand-new carpet on the upper floor

â€¢ Recently replaced hot water tank and garage door motor

â€¢ Exceptionally clean and move-in ready

Situated in an unbeatable location, just steps to parks and top-rated schools, and minutes from the shopping, dining, LRT, and amenities of Crowfoot Centre.

\*Note: Motor for the outdoor hot tub requires replacement.

A rare and refined opportunity blending luxury, lifestyle, and income potentialâ€”book your private showing today with your favourite Realtor!

Built in 2004

## Essential Information

MLS® #

A2214039

Price	\$779,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,993
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	86 Royal Birkdale Court Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5R5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX Complete Realty
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