

# \$795,000 - 139 Royal Birkdale Drive Nw, Calgary

MLS® #A2216647

## \$795,000

5 Bedroom, 3.00 Bathroom, 1,528 sqft  
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Enjoy the unobstructed view of the Natural Reserve with Pond view from this Walkout Bungalow in a Quiet Cul-de-Sac. Located in the highly sought-after community of Royal Oak, this beautiful home sits on a corner lot and offers 2805 sq. ft. of total developed living space. Siding directly onto green space with walking and biking paths, it's also just steps away from Royal Oak School.

Step Inside to discover the main living area impresses with a soaring 11'8" vaulted ceiling, creating an open and inviting atmosphere. Natural light pours in through two skylights—one in the Living Room and another in the Kitchen. The bright Living Room features a cozy gas fireplace, built-in bookcases and opens onto a balcony with breathtaking pond views, ideal for quiet mornings or evening relaxation. A formal Dining Room provides the perfect space for family gatherings or entertaining guests, while the Kitchen offers ample Maple cabinetry, raised eating bar and a pantry.

The spacious Primary Bedroom is a true retreat, offering the same serene view, a generous walk-in closet, and a spa-inspired 5-piece Ensuite that features a double vanity and a soaker tub, and a skylight that fills the space with natural light. A second Bedroom and a Full Bathroom complete the main floor, offering flexibility for guests, family, or a home office. A spacious Mud Room with a



convenient Laundry unit completes this level.

The fully finished Walkout Basement includes a large Family Room with a second gas fireplace and a built-in Wet Bar. You'll also find three well-sized Bedrooms and a 4-piece Bathroom, which features a cheater door connecting to one of the bedrooms for added convenience.

The backyard is fully fenced and beautifully landscaped with perennials, offering a nice outdoor space to relax and unwind. On a good clear day, you can enjoy the unobstructed view of the Mountains, and the Natural Reserve area with the Pond that you may forget you are living in the City. Located just steps from schools, parks and scenic pathways. This home also enjoys front-row views of community fireworks on New Year's Eve. Only a 4-minute drive to Royal Oak Centre, where you'll find restaurants, A-Mart, Walmart, Sobeys and more. A double attached insulated Garage provides year-round comfort and convenience. Don't miss your chance to own this exceptional pond-view walkout Bungalow!

Built in 2003

**Essential Information**

MLS® #	A2216647
Price	\$795,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,528
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

### Community Information

Address	139 Royal Birkdale Drive Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5R8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Corner Lot, Cul-De-Sac, Lake, Landscaped, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	1

Zoning

R-CG

## **Listing Details**

Listing Office

Jessica Chan Real Estate & Management Inc.

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