\$829,800 - 6 Royal Birkdale Court Nw, Calgary

MLS® #A2249841

\$829,800

4 Bedroom, 4.00 Bathroom, 2,285 sqft Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

Exceptionally well-designed 4-bedroom home located on a quiet, private court, just minutes from Royal Oak and William D. Pratt Schools, parks, and recreation. The main floor welcomes you with hardwood flooring and a central layout. To the right, French doors open to a spacious private den with custom built-in shelving, desk, cupboards, and granite counters. The large open kitchen features an oversized island with double sink, granite counters, and extensive cabinet and counter space. A walk-through pantry with custom cabinetry connects directly to the laundry area and the fully insulated, drywalled, heated double garage. Perfect for entertaining, the adjacent family room offers a gas fireplace with built-ins, while the bright eating nook/dining area overlooks the backyard. The private, fully fenced yard includes a large deck, brick patio, planter boxes, and a hot tub areaâ€"ideal for summer evenings and outdoor enjoyment. A centrally located powder room completes the main floor. Upstairs, you'II find four generous bedrooms. The primary suite features a double-door entry, a spacious layout, a 5-piece ensuite with double sinks, separate shower, and soaker tub, plus a large walk-in closet. The three additional bedrooms all have ample closet space, including one with a walk-in closet, and are served by a central 4-piece bath. The fully finished lower level is wide open and includes a walk-in steam bath with shower, a wet bar, and a cedar closet. Additional features include central air







conditioning, ensuring year-round comfort. This unbeatable location offers easy access to top schools, playgrounds, the Rocky Ridge YMCA, shopping, dining, and amenities at Crowfoot Centre. Commuters will appreciate proximity to the Rocky Ridge LRT station, Stoney Trail, and Crowchild Trail.

Built in 2003

Essential Information

MLS® # A2249841 Price \$829,800

Bedrooms 4

Bathrooms 4.00

Full Baths 2 Half Baths 2

Square Footage 2,285 Acres 0.11 Year Built 2003

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 6 Royal Birkdale Court Nw

Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta

Postal Code T3G 5R5

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Kitchen Island, Open Floorplan, See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other, Private Yard

Lot Description Cul-De-Sac, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 29th, 2025

Days on Market 68

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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