# \$679,500 - 197 Royal Crest View Nw, Calgary

MLS® #A2201464

### \$679,500

3 Bedroom, 3.00 Bathroom, 1,308 sqft Residential on 0.14 Acres

Royal Oak, Calgary, Alberta

Elegant Executive Walkout Villa with Double Attached Garage!

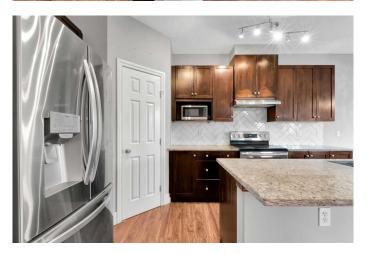
Experience refined living in this stunning executive walkout villa, designed for both comfort and style. The spacious main floor boasts a grand primary bedroom with an ensuite and walk-in closet, an inviting living room with a cozy gas fireplace, and a gourmet kitchen featuring a huge granite islandâ€"perfect for entertaining. A private den provides the ideal space for uninterrupted productivity, while the deck offers a serene retreat to relax and enjoy the evening with loved ones.

The fully finished walkout basement expands your living space with a massive 27' x 15' recreation room, complete with a second fireplace, two generously sized bedrooms, and a full 4-piece bath. Step outside onto the walkout-level patio, which provides direct access to a spacious lot, perfect for outdoor enjoyment. This home has been tastefully upgraded, with recent updates including a new large hot water tank and fridge (2021) and new carpet (2023), ensuring modern convenience and comfort.

Ideally situated close to schools, shopping, and city transit, this exceptional home is just minutes from the LRT station, offering effortless commuting. Don't miss this rare opportunity—book your showing today!







#### **Essential Information**

MLS® # A2201464 Price \$679,500

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,308 Acres 0.14 Year Built 2006

Type Residential

Sub-Type Semi Detached
Style Side by Side, Villa

Status Active

## **Community Information**

Address 197 Royal Crest View Nw

Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta
Postal Code T3G5W4

#### **Amenities**

Amenities Park, Parking, Snow Removal, Trash, Visitor Parking

Utilities Cable Available, Electricity Connected, High Speed Internet Available,

Natural Gas Connected, Sewer Connected

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Central Vacuum, Chandelier, Granite Counters, Kitchen

Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Skylight(s),

Track Lighting

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

Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

2

#### **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Landscaped, Lawn, Pie Shaped Lot, Sloped

Roof Cedar Shake

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 14th, 2025

Days on Market 19

Zoning R-CG

## **Listing Details**

Listing Office Town Residential

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