

# \$600,000 - 97 Royal Crest View Nw, Calgary

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MLS® #A2246599

**\$600,000**

3 Bedroom, 4.00 Bathroom, 1,721 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Beautiful design and stunning views will have you falling in love at first sight in this stunning Royal Oak estate villa. Set across from a playground, the block is quiet and friendly. Inside, the main floor opens up toward the back of the house, flooding the open layout with natural light. Pristine cherry hardwood sets a tone of comfortable elegance echoed in the kitchen, where plentiful cabinetry matches the warm aesthetic. Granite counters are a stylish selection, and upgrades include a French door refrigerator. The spacious floorplan includes a full pantry, and an eat-up island overlooking the living room is perfect for entertaining. A gas fireplace is a cozy focal point sure to encourage guests to sit down and stay a while. The adjacent dining area offers balcony access, so you can open the door to fresh air and sweeping views of the green space and pathways. Off the hall, you will find the entrance to the double attached garage and a half bathroom with a laundry area to complete this level. Upstairs, the primary retreat enjoys a quiet setting and lovely scenery from the expansive bedroom, which includes a large sitting area. A walk-in closet is a desirable feature and the ensuite is gorgeous, with an extended vanity, an upgraded frameless glass shower, and a separate soaker tub. Two more generous bedrooms on this storey provide room for children, guests, or home office space, and the main bathroom is beautifully appointed. Downstairs, a walkout basement is a coveted



element, and has been fully developed with luxury vinyl plank floors in the rec area and another full bathroom. The design incorporated a future fourth bedroom, with a closet and outlets in place – you could easily place a wall bed for studio-style, or add walls for a permanent guestroom. Step outside, where the scenic panorama feels like it’s just for you, framed by your private covered patio. The Royal View Estates complex is peaceful and well-managed. Pets are welcome by application, and visitor parking is convenient as well, right next to the playground. Take a walk along the extensive pathway system that winds throughout the community’s parks and ravines; the entrance is only one house over. At the other end of the block, sports fields and community gardens offer options for outdoor enjoyment. Nearby, area schools are in walking distance, and the community centre holds additional recreation options. The Royal Oak Centre is a short drive up the road, with a huge array of shops, restaurants, and services. Or head to the Rocky Ridge YMCA for the gym, pool, or fitness classes. Family adventures are also close to home - the kids or grandkids will adore the animals at Butterfield Acres. Proximity to Crowchild and Stoney Trails also provides easy access to the rest of Calgary, and the location at the northwest corner of the city means you can also be the first one out into the mountains for camping, hiking, biking, or snow sports. See this one today!

Built in 2004

### **Essential Information**

MLS® #	A2246599
Price	\$600,000
Bedrooms	3
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,721
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	97 Royal Crest View Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5W5

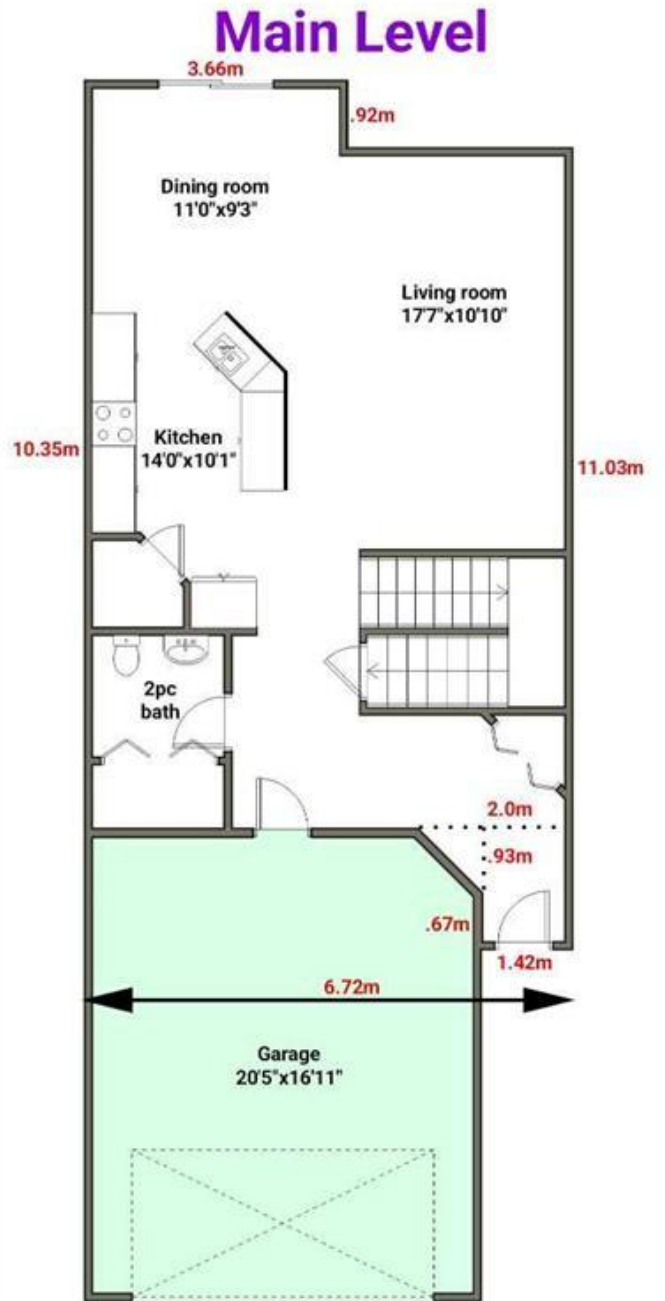
Amenities

Amenities	Snow Removal, Visitor Parkir
Parking Spaces	4
Parking	Double Garage Attached, Dri
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organ Animal Home, No Smoking Lighting, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior



Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Gentle Sloping, Lawn, See Remarks, Irregular Lot
Roof	Shake, Wood
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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