

77 Royal Crest View NW  
Calgary, Alberta

MLS # A2212415



\$599,900

Division:	Royal Oak		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,734 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.01 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 430
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

OVER \$40,000 IN UPGRADES | PRIDE OF OWNERSHIP | SHOWS 10/10 | WALKOUT BASEMENT | INCREDIBLE VALUE Welcome to Royal View Estates! This beautifully maintained home offers over 2,300 SQFT of developed living space, featuring 3 bedrooms, 3.5 bathrooms, and a fully finished walkout basement. The main level boasts new flooring and fresh paint, an open-concept layout, breakfast bar, ample storage, and new stainless steel appliances—perfect for modern living. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a private master ensuite. The lower level offers a bright walkout basement with a large rec/family room and an additional full bathroom—ideal for entertaining or hosting guests. Additional highlights include a double attached garage, and a fantastic location just steps from parks, playgrounds, schools, shops, and public transit. A rare opportunity to own a turnkey home in a sought-after community—schedule your private showing today!