

# \$587,400 - 77 Royal Crest View Nw, Calgary

MLS® #A2212415

## \$587,400

3 Bedroom, 4.00 Bathroom, 1,734 sqft  
Residential on 0.01 Acres

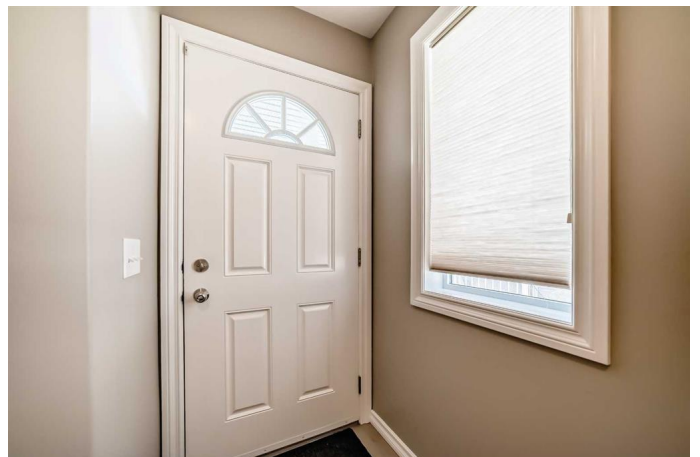
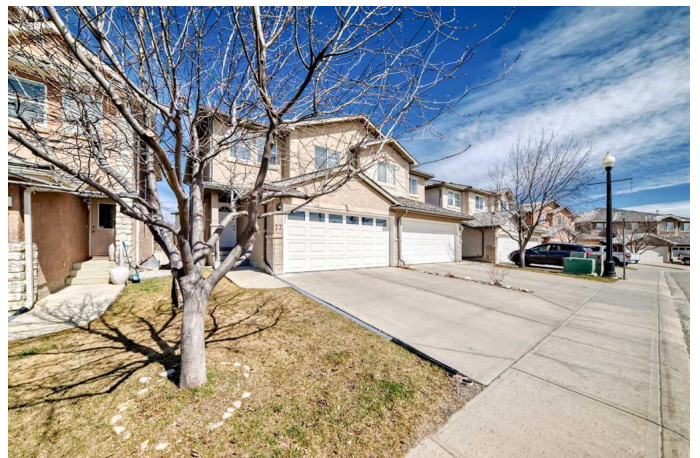
Royal Oak, Calgary, Alberta

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 appliancesâ€”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 bathroomâ€”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 communityâ€”schedule your private showing today!

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2212415  |
| Price     | \$587,400 |
| Bedrooms  | 3         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,734                  |
| Acres          | 0.01                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 77 Royal Crest View Nw |
| Subdivision | Royal Oak              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 5W3                |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Walk-In Closet(s), Closet Organizers, Pantry |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings                         |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Tile  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony, None   |
| Lot Description   | Rectangular Lot |

|              |                           |
|--------------|---------------------------|
| Roof         | Cedar Shake               |
| Construction | Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 26             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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