

# \$649,500 - 197 Royal Crest View Nw, Calgary

MLS® #A2243408

**\$649,500**

3 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.14 Acres

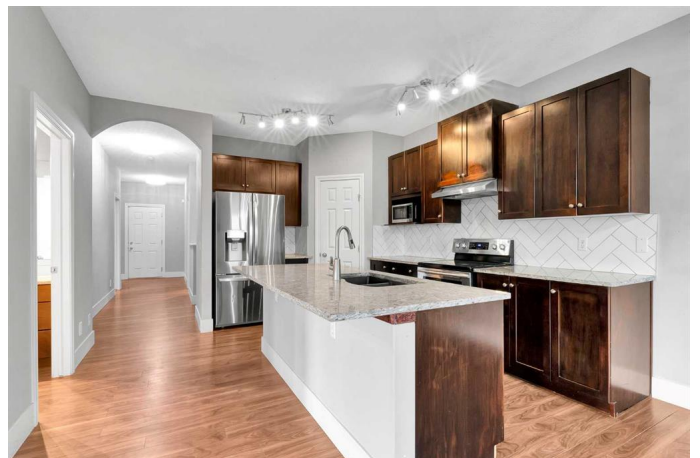
Royal Oak, Calgary, Alberta

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 island—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!



Built in 2006

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2243408               |
| Price          | \$649,500              |
| 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, Bungalow |
| 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      | Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Cable Available |
| 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 | 2                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## 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    | July 25th, 2025 |
| Days on Market | 63              |
| Zoning         | R-CG            |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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