

# \$370,000 - 221 Royalties Crescent, Longview

MLS® #A2096632

**\$370,000**

3 Bedroom, 1.00 Bathroom, 945 sqft

Residential on 0.11 Acres

NONE, Longview, Alberta

Great little family home in Longview Alberta, formally located in Calgary, this home was moved onto a new poured concrete foundation in 2017. the home has had some great upgrades, and sits on an incredible lot, well treed with flagstone fire pit, lots of parking, large garden shed... and the best location in town across from playground and park. a short walk to school , and a little further walk to one of the ten best Steak Houses in the world.. call your favourite Realtor to see this home before it gets marked SOLD

Built in 1956

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2096632    |
| Price          | \$370,000   |
| Sold Price     | \$368,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 945         |
| Acres          | 0.11        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 221 Royalties Crescent |
| Subdivision | NONE                   |
| City        | Longview               |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L1H0                 |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Available |
| Parking Spaces | 3                                            |
| Parking        | Off Street, Parking Pad                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings                                   |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                                   |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Partially Finished                                                                               |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Playground                                                                      |
| Lot Description   | Back Lane, City Lot, Corner Lot, Front Yard, Lawn, Gentle Sloping, Landscaped, Many Trees |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Aluminum Siding                                                                           |
| Foundation        | Poured Concrete                                                                           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 5th, 2023 |
| Date Sold      | January 2nd, 2024  |
| Days on Market | 28                 |
| Zoning         | R-1                |
| HOA Fees       | 0.00               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.