

\$619,000 - 193 Royal Crest View Nw, Calgary

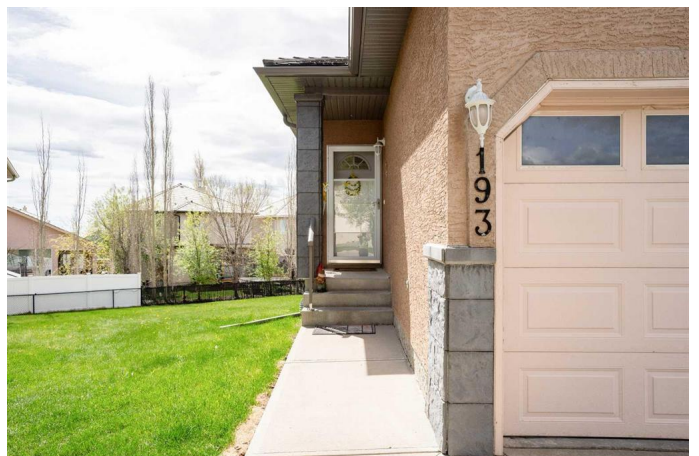
MLS® #A2132312

\$619,000

3 Bedroom, 3.00 Bathroom, 1,053 sqft
Residential on 0.11 Acres

Royal Oak, Calgary, Alberta

Well cared for former show home with over 2000 sq. ft of living space in the family friendly complex of Royal View Estates. This well-appointed 3-bedroom, 2.5 bathroom plus den villa is well designed to maximize space utilization and offer flexibility of use. Upon entry you will notice the rich hand scraped hardwood throughout the main floor and staircase, abundance of light from large windows and skylights, spaciousness with 9' knock down ceilings and an open floorplan in the living area. Move on to the living area where a great kitchen with rich wood cabinetry, corner pantry, island with breakfast bar and stainless-steel appliances waits for the touch of someone that enjoys preparing anything from snacks to culinary delights. The spacious dining area with access to the balcony is a couple of steps away. Relax in front of the welcoming fireplace as you cozy up with your favorite book or enjoy the company of family or friends. The south facing balcony is great for sun tanning or sipping coffee with an open view that includes the mountains. Retreat to the spacious primary bedroom with a 4-piece ensuite and walk-in closet. Also on this level is a great office/den conveniently located near the front door and garage entry, a 2-piece powder room and current full-sized front-loading stacker laundry. The lower level offers a great family/recreation room with lots of flexibility to create the spaces that work for you. Large windows, another gas fireplace, a walk-out to the patio make this a wonderful



feature of the home. There are 2 generous bedrooms with large windows and a 4-piece bathroom to add to your comfort. The mechanical room is equipped with a high efficiency furnace (2020), a power humidifier and has an abundance of storage space. Note - the electronic air filter is not hooked up at this time. All this is located in the great NW community of Royal Oak, with easy access to the C-train, Crowfoot Shopping Centre, schools, many services just to the North, COP, U of C, the Olympic Oval, Foothills Medical Center, and so much more. Don't miss this great opportunity!

Built in 2004

Essential Information

MLS® #	A2132312
Price	\$619,000
Sold Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,053
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	193 Royal Crest View Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5W4

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Skylight(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Gentle Sloping, Irregular Lot, Landscaped, Street Lighting, Pie Shaped Lot
Roof	Shake, Wood
Construction	Silent Floor Joists, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	June 7th, 2024
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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