

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

MLS® #A2212415

**\$587,400**

3 Bedroom, 3.00 Bathroom, 1,734 sqft

Residential on 0.01 Acres

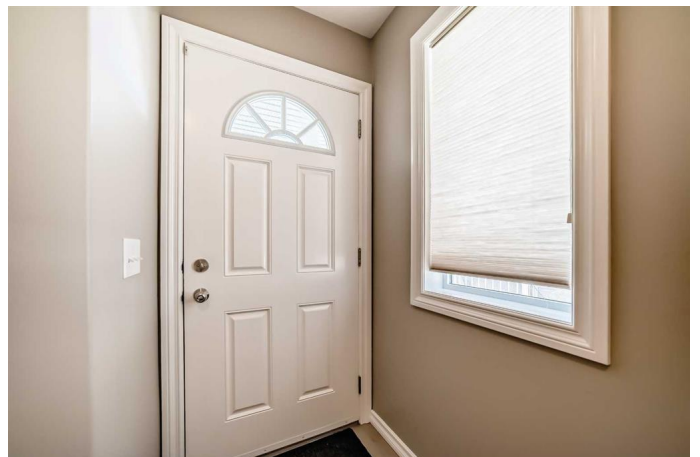
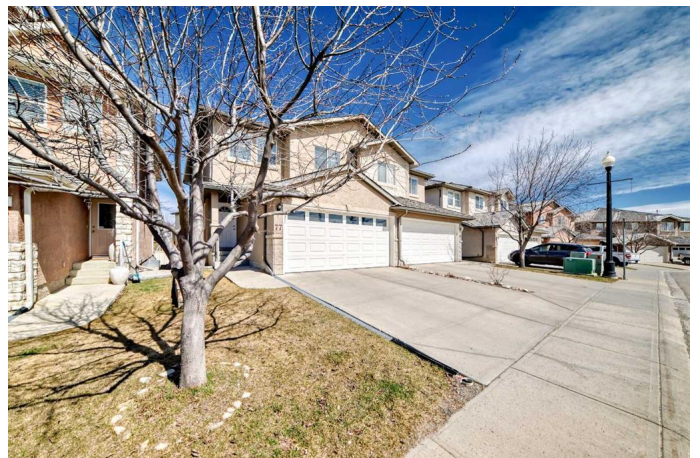
Royal Oak, Calgary, Alberta

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	3.00



Full Baths	2
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, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
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	16
Zoning	R-CG

### **Listing Details**

Listing Office	4th Street Holdings Ltd.
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