

# \$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

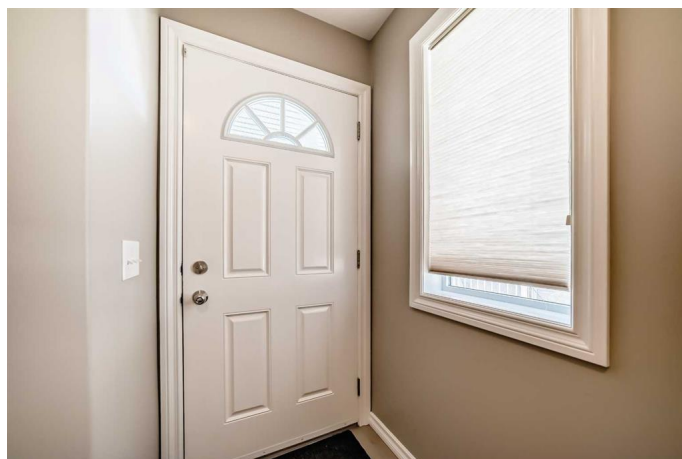
Royal Oak, Calgary, Alberta

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	23
Zoning	R-CG

### **Listing Details**

Listing Office	4th Street Holdings Ltd.
----------------	--------------------------

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.