

# \$679,500 - 197 Royal Crest View Nw, Calgary

MLS® #A2201464

**\$679,500**

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® #	A2201464
Price	\$679,500
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, Villa
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	Cable Available, Electricity Connected, High Speed Internet Available, Natural Gas Connected, Sewer Connected
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	March 14th, 2025
Days on Market	23
Zoning	R-CG

## Listing Details

Listing Office	Town Residential
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