

# \$535,000 - 200 Royal Crest View Nw, Calgary

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MLS® #A2254155

**\$535,000**

3 Bedroom, 4.00 Bathroom, 1,505 sqft  
Residential on 0.06 Acres

Royal Oak, Calgary, Alberta

Rare Opportunity! Stunning Upgraded  
2-Storey Bare Land Duplex with Fully Finished  
Basement & Double Garage

Don't miss your chance to own this beautifully upgraded home, featuring wide-plank grey laminate flooring throughout the upper two levels and a professionally finished basement with spacious rooms and a stylish 4-piece bathroom.

Upstairs, you'll find 3 bedrooms, including a large master suite with a private lounge area, a luxurious 4-piece ensuite with jetted tub and separate shower, plus a generous walk-in closet.

The main floor offers an open-concept design, showcasing a modern maple kitchen with island, a bright dining nook, a cozy living room with corner fireplace, and the convenience of main floor laundry.

The property also includes a double detached garage, perfect for protecting your vehicles from Calgary's weather, with additional visitor parking just across the street.

As a corner end unit, this home enjoys windows on three sides, providing plenty of natural light, with only one shared wall.

Located within walking distance to schools, parks, the new Tuscany C-Train station, and



all the shops and services of Royal Oak Shopping Centreâ€”this home combines comfort, style, and convenience.

Built in 2004

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2254155               |
| Price          | \$535,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,505                  |
| Acres          | 0.06                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 200 Royal Crest View Nw |
| Subdivision | Royal Oak               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 5W3                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Washer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                 |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | None                          |
| Lot Description   | Back Yard, Corner Lot, Irregu |
| Roof              | Cedar Shake                   |
| Construction      | Stone, Stucco, Wood Frame     |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 65                  |
| Zoning         | R-CG                |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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