



GRASSROOTS
REALTY GROUP

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**200 Royal Crest View NW
Calgary, Alberta**

MLS # A2254155



\$535,000

Division:	Royal Oak		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,505 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 430
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

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 Centre—this home combines comfort, style, and convenience.