



**90 Royal Crest Point NW
Calgary, Alberta**

MLS # A2269357

\$559,900

Division:	Royal Oak		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,728 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 430
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Hood Fan		

Welcome to this beautifully updated two-storey duplex in the highly sought-after community of Royal Oak. Meticulously maintained and showing true pride of ownership, this home offers 3 spacious bedrooms, 2.5 bathrooms, and thoughtful upgrades throughout. Step inside to a bright and welcoming foyer that leads into an open-concept main floor designed for both everyday living and entertaining. The stunning upgraded kitchen features newer stainless steel appliances, custom cabinetry, a raised breakfast island, and a convenient corner pantry for all your storage needs. The adjoining dining area is warm and inviting, enhanced by a stylish feature wall and designer lighting, with easy access to the backyard deck — perfect for indoor/outdoor gatherings. The living room offers a comfortable and airy feel, highlighted by a cozy corner fireplace. A convenient half bath and laundry area complete this level. Upstairs, you'll find a serene and spacious primary suite with a charming retreat area, a large walk-in closet, and a luxurious ensuite featuring a relaxing soaker tub and separate stand-alone shower. Two additional generously sized bedrooms and a well-appointed main bathroom provide plenty of space for family or guests. The home also includes a double attached garage for your convenience. Set in a wonderful neighborhood surrounded by parks, playgrounds, schools, and shopping, and just minutes from public transit — all with beautiful Rocky Mountain views in the distance. This is your chance to own an upgraded, move-in-ready home in one of Northwest Calgary's most desirable communities. Don't miss out — schedule your private showing today!