



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

**MLS # A2295902**



**\$539,900**

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

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

**Inclusions:** Hood Fan

**\*\* Open House Saturday March 28th from 1pm-3pm! \*\*** 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 &mdash; 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&rsquo;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 &mdash; 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&rsquo;s most desirable communities. Don&rsquo;t miss out &mdash; schedule your private showing today!