



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

**MLS # A2301515**



**\$554,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,543 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 440
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Refrigerator in Garage

**\*\*Open House April 18 & 19\*\*** Welcome to 216 Royal Crest View NW - a beautifully maintained home tucked away on a quiet street in the highly sought-after community of Royal Oak. This thoughtfully designed two-storey offers the perfect blend of comfort, functionality, and style featuring several upgrades such as a new furnace and hot water tank in 2024. The main floor features an open-concept layout with a bright and inviting living space, complemented by large windows that fill the home with natural light. The spacious kitchen is ideal for both everyday living and entertaining, complete with ample full height cabinetry, generous stone counter space, and a seamless flow into the dining area. Upstairs, you'll find 3 well-appointed bedrooms including a huge primary retreat, offering the perfect place to unwind at the end of the day. The fully developed basement provides additional living space - perfect for a home office, recreation area, or guest accommodations. Step outside to enjoy a deck that backs onto a greenspace, ideal for summer evenings, family gatherings, or simply relaxing in your own outdoor space. Snow removal, grass watering and cutting, plus landscaping are looked after by the condo. Located just minutes from schools, parks, shopping, and transit, with quick access to major routes, this home offers both convenience and a fantastic lifestyle in one of NW Calgary's most desirable neighbourhoods. Whether you're a first-time buyer, growing family, or savvy investor, this is a home you won't want to miss.