

37 Royal Crest View NW
Calgary, Alberta

MLS # A2202313



\$549,000

Division:	Royal Oak		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,539 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Rectangular Lot, See Remarks		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Cedar Shake

Condo Fee: \$ 430

Basement: Finished, Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)

Inclusions: none

Welcome to this stunning semi-detached duplex in the highly sought-after community of Royal Oak! Experience the best of urban living in this beautifully designed 3 bedrooms, 2 full baths, and 2 half baths, offering a perfect blend of comfort and style. Step inside to a bright and airy open-concept main floor, freshly painted, featuring a well-appointed kitchen with elegant wood cabinetry, a corner pantry, a spacious island with a breakfast bar, and sleek stainless steel appliances. The inviting dining area flows seamlessly to a private deck, perfect for morning coffee or evening relaxation. Upstairs, you'll find new plush carpet and three generous bedrooms, including the luxurious primary suite with a walk-in closet and a 4-piece ensuite featuring a deep soaking tub and a separate standing shower. The fully finished basement offers a spacious family/recreation room, ideal for entertaining or additional living space, along with a convenient 2-piece bathroom. Located in one of NW Calgary's most desirable neighborhoods, this home is just minutes from top-rated schools, parks, shops, transit (C-Train) and more! Don't miss this incredible opportunity—schedule your showing today!