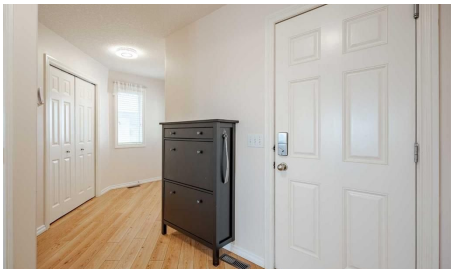
113 Royal Crest View NW

Calgary | Active | MLS® A2357598

$514,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2004**	**1,732.36 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Quiet Location Semi-Detached Backing onto Green Space | Walkout Basement | Across from Playground. Welcome to 113 Royal Crest View, this two-storey semi-detached home offers over 1730 sqft in the quiet enclave of Royal View Estates. The home backs onto green space with a walking path and sits directly across from a playground, so kids can play within sight of the front window, and an evening walk starts right at the back of the yard. The open-concept main floor connects the living room, dining area and kitchen in one bright, easy-flowing space. A gas fireplace anchors the living room, making it a comfortable spot to gather through Calgary winters. The kitchen is built for both everyday cooking and entertaining, with granite countertops, a large island with room to gather, and a walk-in pantry. Off the nook, a large Duradeck extends your living space outdoors, with views of the green space and pathway behind the home and the downtown skyline in the distance. Upstairs, three bedrooms give the whole family room to settle in. The primary bedroom is a true retreat, with a separate sitting area that overlooks the green space, a large walk-in closet, and a four-piece ensuite with a soaker tub. The two additional bedrooms are well sized for children, guests or a home office. The unfinished WALKOUT basement is a blank canvas, with rough-in plumbing already in place for a future bathroom. Add a family room, a fourth bedroom, a gym or a media space, designed around how you live. A double insulated attached garage at the front adds year-round comfort and storage! Royal Oak is one of Northwest Calgary’s most established family communities, with parks, playgrounds and a connected pathway system throughout. Several schools are nearby, including Royal Oak School, William D. Pratt School, Robert Thirsk High School and Renert School . Royal Oak Centre puts groceries and everyday shopping minutes away, with Crowfoot Crossing a short drive further. The Shane Homes YMCA at Rocky Ridge offers swimming, fitness and programs for all ages. Commuters will appreciate the convenient access to Tuscany LRT Station, as well as nearby Stoney Trail and Crowchild Trail, making travel across Calgary and weekend trips to the Rocky Mountains easy and convenient. Whether you’re a growing family, a first-time buyer, or someone looking for a basement project with a backyard view, this home offers space, location and room to grow. Book your showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357598
Bedrooms	3
Bathrooms	3
Year Built	2004
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Bare Land Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,732.36 sq. ft.
Main Level Finished Area:	750.25 sq. ft.
Upper Level Finished Area:	982.11 sq. ft.
Condo Fee:	$440.00
Condo Fee Includes:	Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	2,604 sq. ft.
Lot Frontage:	26'1"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2004 (Age: 22)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0410167
Heating:	Forced Air, Natural Gas

Basement:	Full, Unfinished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Cedar Shake
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Royal View Estates
Community:	Royal Oak
Amenities:	Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant

Pets Allowed:	Call
Main Floor	Living Room · 17'11" × 11'11" ·
Main Floor	Dining Room · 11'8" × 11'1" ·
Main Floor	Kitchen · 14'7" × 9' ·
Upper Level	Bedroom · 14'11" × 9'1" ·
Upper Level	Bedroom · 14'2" × 11'6" ·
Upper Level	Bedroom - Primary · 21'1" × 20'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Granite Counters
Exterior Features:	Playground
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C2
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/113-royal-crest-view-nw-calgary-a2357598/

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Data was last updated November 23, 2026 at 04:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.