42 Royal Crest Point NW

Calgary | Active | MLS® A2350682

$669,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2004**	**1,275 sq. ft.**

Your next move starts with a conversation.

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Listed by Diamond Realty & Associates Ltd

A closer look

Wow! Approx. 2500 sf walkout bungalow backing on to green belt with view of downtown and Canada Olympic Park. Seeking a maintenance free lifestyle that provides comfort, luxury and a peace of mind and feel of a single family home with a big backyard? 42 Royal Crest Point at the Royal View Estates offers it all, villa style living in one of the NW Calgary's most beloved communities - Royal Oak Estate. This walkout semi-detached bungalow offers 2500 sf of interior living space featuring a remarkable master retreat, two additional bedrooms in the lower level and a total 2.5 baths. This floorplan offers a walk in pantry and separate laundry room to maximize functionality! The open concept contemporary kitchen, living and entertaining space is sure to host many get-togethers. The interior finishes were professionally selected. Recently updated from top to bottom, offering countless upgrades such as stainless steel appliances, double french door in the primary bedroom, gas fireplace on each level and many other upgraded finishes throughout. The spacious living room featuring a gas fireplace and access to an expansive balcony overlooking the scenic, natural surroundings. A spacious primary bedroom comes with a 4-piece ensuite including a luxurious soaker tub, full tiled walk-in shower, walk-in closet, den and in-suite laundry for added convenience completes the main floor. Downstairs, you'll find two generously sized bedrooms, a full4-piece bathroom and additional living space with a second gas fireplace. With Country Hills Blvd and Stoney Trail just moments away and local shopping and amenities steps from your doorstep, you're never too far from your favourite places in the NW. The attached double garage and additional driveway space provide parking for two more cars - a rare feature in villa properties. Your lawn care and snow removal to your front door is completely taken care of!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350682
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:	Attached-Side by Side, Bungalow
Total Living Area:	1,275 sq. ft.
Main Level Finished Area:	1,275 sq. ft.
Below Grade Finished Area:	1,201 sq. ft.
Condo Fee:	$440.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Monthly
Acreage:	No
Lot Area:	3,799 sq. ft.
Lot Frontage:	17'9"
Front Exposure:	Northwest
Unit Exposure:	Northwest
Floor Location:	Ground
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2004 (Age: 22)
Bedrooms:	3 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	0410167

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Cedar Shake
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	2
Fireplace Details:	Gas, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Front Drive, Garage Door Opener
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit
HOA Fee:	$440.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Royal View Estates
Community:	Royal Oak
Amenities:	Playground, Snow Removal, Visitor Parking
Appliances:	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	None

Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Great Room · 16'4" × 12'7" ·
Main Floor	Kitchen · 13'7" × 12'5" ·
Main Floor	Foyer · 7'5" × 7'4" ·
Main Floor	Bedroom - Primary · 14'2" × 12'7" ·
Main Floor	Walk-In Closet · 8' × 6'9" ·
Main Floor	Dining Room · 12'6" × 12'4" ·
Main Floor	Den · 11'11" × 8'10" ·
Main Floor	Laundry · 2'10" × 2'10" ·
Lower Level	Bedroom · 12' × 11'10" ·
Lower Level	Game Room · 27'11" × 20'8" ·
Lower Level	Bedroom · 12'5" × 11'6" ·
Lower Level	Furnace/Utility Room · 11'7" × 7'8" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Double Vanity, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG

Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/42-royal-crest-point-nw-calgary-a2350682/

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