

# \$964,999 - 109 Royal Crest Terrace Nw, Calgary

MLS® #A2258958

**\$964,999**

4 Bedroom, 4.00 Bathroom, 2,141 sqft

Residential on 0.12 Acres

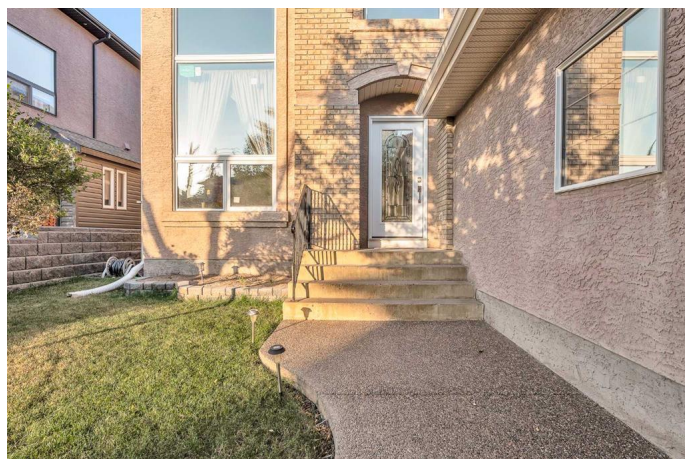
Royal Oak, Calgary, Alberta

Welcome to this extensively updated 2-storey detached home in the highly sought-after community of Royal Oak. Offering over 2,500 sq.ft. of living space across three fully finished levels, this stunning property blends modern upgrades with timeless design.

The main floor features a center staircase with soaring ceilings that fill the home with natural light. The elegant living room is highlighted by a dramatic two-storey picture window, real hardwood floors while the formal dining area boasts a built-in niche and stylish architectural details. The renovated kitchen is a chef's dream, showcasing sleek quartz countertops, a massive island, upgraded cabinetry, and a corner pantry. A bright breakfast nook leads to a large wooden deck overlooking the fully fenced and landscaped backyard.

Adjacent to the kitchen, the cozy family room offers a marble-tiled gas fireplace and stunning built-in cherry wood bookcases. The main floor office/den, featuring a built-in desk and a glass door, is ideal for remote work or study. A 2-piece powder room and main floor laundry complete this level.

Upstairs, you'll find three spacious bedrooms, including a generous primary suite with a walk-in closet and a beautifully renovated 5-piece ensuite. The ensuite features dual vanities, a large bathtub, and a separate shower. A shared 3-piece bathroom



with a skylight serves the additional bedrooms.

The fully finished basement adds valuable living space, including a fourth bedroom with a walk-in closet, a 3-piece bathroom, a large family/rec room, and a flex space perfect for a home gym, media room, or play area.

#### Key Features and Updates:

##### Structural & Exterior:

Triple-pane windows (2021)

Stage 4 shingles with a 15-year warranty (2022)

Solar panels installed (2024)

##### HVAC & Utilities:

New furnace & hot water tank (2018-2019)

Central air conditioning (2022)

##### Kitchen & Appliances:

Kitchen appliances replaced (2018)

Kitchen renovated (2023)

Washer & dryer replaced (2017)

##### Living Spaces & Interior:

Living room & fireplace updated (2023)

Bathrooms fully renovated (2021)

##### Painting & Finishing:

Main and second floors painted (2022)

Kitchen repainted (2023)

Basement painted (2024)

This home is located within walking distance of parks, pathways, shopping, and transit.  
Move-in ready and offering exceptional value in one of NW Calgary’s most desirable neighborhoods, this is a must-see!

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258958    |
| Price          | \$964,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,141       |
| Acres          | 0.12        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 109 Royal Crest Terrace Nw |
| Subdivision | Royal Oak                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 4M2                    |

**Amenities**

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                     |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Garage Door Opener |
| # of Garages   | 2                                                                                     |

## Interior

|                   |                                                                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Bookcases, Closet Organizers, Wood Counters, Natural Woodwork, Skylight(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer                                                                                                                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                                                                             |
| Fireplaces        | Gas, Mantle, Family Room                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                                                                                                                |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard, Barbecue                             |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Few Trees |
| Roof              | Asphalt Shingle, See Remarks                       |
| Construction      | Stucco, Wood Frame, Brick                          |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 32                   |
| Zoning         | R-CG                 |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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