

# \$749,900 - 20 Royston Walk Nw, Calgary

MLS® #A2208561

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,839 sqft  
Residential on 0.08 Acres

Haskayne, Calgary, Alberta

**\*\*Beautifully landscaped green space & playground in the front yard, and a BRAND-NEW central A/C system\*\*** Welcome to this stylish and elegant home that perfectly combines modern design with thoughtful features, ideal for families or investors! This 1839 sqft property impresses with its contemporary elevation and curb appeal, featuring a high 9-foot ceiling on both the main floor and basement for an open, spacious feel. Located directly across from a beautiful park with desirable south-facing exposure, this home is filled with natural light throughout the day, including in the basement, which features two additional windows (three in total) for enhanced brightness. The main floor includes a convenient office space, and the kitchen features sleek stainless steel appliances, adding a sleek touch to the practical layout. Upstairs, you'll find three generously sized bedrooms, a versatile bonus room, and a convenient laundry room. Outside, the double concrete parking pad offers ample space, and easy access to major highways simplifies commuting and city connections. Don't miss the chance to start fresh in this beautiful, sunlit home with park views—providing everything needed for comfortable, flexible living in an exceptional location!

Built in 2024

## Essential Information



MLS® #	A2208561
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,839
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	20 Royston Walk Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L0K3

### **Amenities**

Amenities	Park
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Barbecue, Playground
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	60
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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