

# **\$399,900 - 219 Royalties Crescent, Longview**

MLS® #A2223650

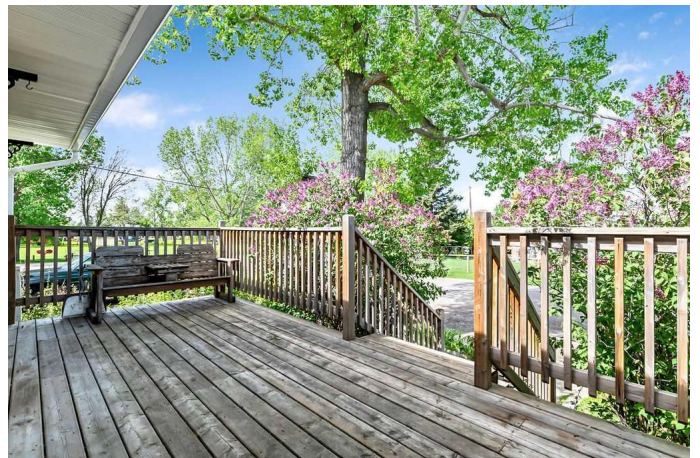
**\$399,900**

2 Bedroom, 2.00 Bathroom, 808 sqft

Residential on 0.13 Acres

NONE, Longview, Alberta

Introducing the most charming, updated bungalow in Longview, ready for its new owner. This delightful home is conveniently located near a family park, walking paths, elementary school and all the quaint amenities that make Longview so special. Recent updates completed this year include fresh paint, new flooring, trim, modern light fixtures, kitchen cabinets, and a brand-new stove. The furnace and H/W tank were replaced in 2016, and both the front and rear doors, as well as the washer/dryer, deck, and fence, have all been updated within the last few years. This raised bungalow features two bedrooms, each with patio doors providing access to the porch or deck, along with a four-piece bathroom—making it an ideal starter home for those seeking an affordable property. The bright, white kitchen is fully equipped and includes room for a dine in table. You will love the spacious living room, which boasts a large front window that even offers a glimpse of the mountains. Downstairs is partially finished including a full bath. With a gas stove already in place, you could turn this space into a warm and inviting family room. Outside, you will find a generous deck perfect for summer BBQs, along with a large, fully fenced yard. There is ample space to build a new garage (subject to town approval) while still having room for gardens and play areas for children or pets. Longview is a quaint community home to unique local businesses, including artisanal shops, cafes and acclaimed restaurants.



Residents can also enjoy a wide range of outdoor adventures, including hiking, fishing, horseback riding, and camping in the nearby Kananaskis Country. Come discover the peaceful pace of this charming town!

Built in 1960

**Essential Information**

MLS® #	A2223650
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	808
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	219 Royalties Crescent
Subdivision	NONE
City	Longview
County	Foothills County
Province	Alberta
Postal Code	T0L 1H0

**Amenities**

Parking Spaces	2
Parking	Parking Pad, Alley Access, Off Street

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	52
Zoning	RR-1

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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