# \$719,900 - 49 Royal Elm Green Nw, Calgary

MLS® #A2230559

## \$719,900

3 Bedroom, 3.00 Bathroom, 1,856 sqft Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

OPEN HOUSE SATURDAY, JULY 12, 11–1 PM

Welcome to 49 Royal Elm Green NWâ€"a thoughtfully upgraded 3-bedroom, 3-bathroom townhome offering nearly 1,850 sq ft of stylish and functional living in the sought-after community of Royal Oak. Designed for comfort and versatility, this home features the largest deck in the entire complex, ideal for hosting or relaxing outdoors with generous exposure to open skies.

Inside, the open-concept main floor is bright and spacious, with 9-ft ceilings, wide-plank flooring, and oversized windows that fill the home with natural light. The gourmet kitchen impresses with quartz countertops, stainless steel appliances, custom cabinetry, and a generous island perfect for casual dining or entertaining.

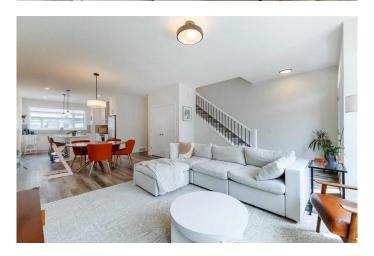
The entry-level flex room offers a private, adaptable space that can function as a home office, fitness studio, guest retreat, or cozy media loungeâ€"tailored to your unique needs. Under-stair storage provides additional functionality, maximizing everyday convenience.

Upstairs, the primary suite serves as a serene retreat, featuring a spa-inspired ensuite with a walk-in glass shower and dual vanities. Two additional bedrooms, a full bath, and upper-level laundry complete the home's thoughtful layout.

This pet-friendly property is ideally situated







near the Tuscany CTrain station, walking paths, schools, and a wide array of shops and services. Built by a respected builder known for quality and craftsmanship, this residence blends location, livability, and long-term value in one of NW Calgary's most desirable neighborhoods.

#### Built in 2021

#### **Essential Information**

MLS® # A2230559

Price \$719,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,856

Acres 0.00

Year Built 2021

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

### **Community Information**

Address 49 Royal Elm Green Nw

Subdivision Royal Oak

City Calgary

County Calgary

Province Alberta

Postal Code T3G 0G8

#### **Amenities**

Amenities Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave

Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

#### **Exterior**

Exterior Features Balcony, Other

Lot Description Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle, Membrane

Construction Composite Siding, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 12th, 2025

Days on Market 43
Zoning DC

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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