

\$699,900 - 266 Royal Elm Road Nw, Calgary

MLS® #A2232381

\$699,900

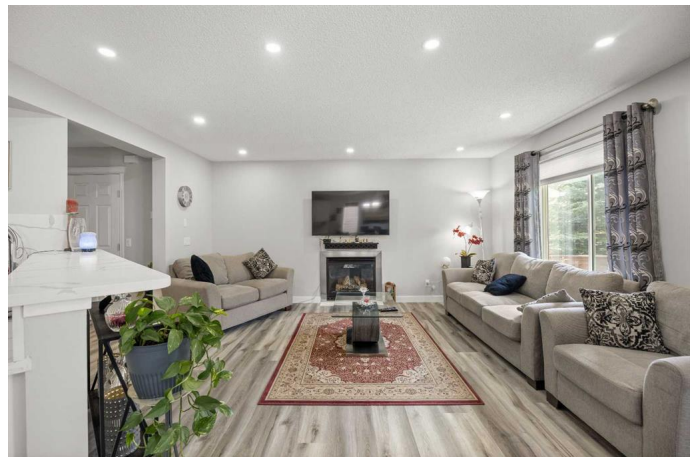
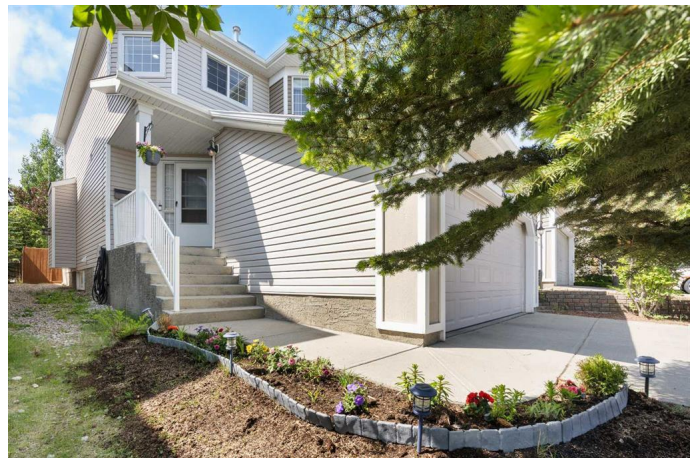
3 Bedroom, 4.00 Bathroom, 1,572 sqft
Residential on 0.08 Acres

Royal Oak, Calgary, Alberta

Located in the vibrant and family-friendly community of Royal Oak, this well-maintained home offers an ideal blend of comfort, convenience, and everyday functionality. With the C-Train station and bus stops just a short walk away, and close proximity to top-rated schools, shopping, restaurants, and the Royal Oak YMCA, this home is perfectly positioned for modern living in NW Calgary.

Step inside to discover a well-planned layout that blends comfort and practicality. The main level features a bright and inviting Living Room with a cozy gas fireplace and abundant natural light from a large window. The newly installed durable vinyl plank flooring flows throughout, creating a cohesive look with modern, low-maintenance appeal. The updated Kitchen is both stylish and functional, featuring New stainless steel appliances, new quartz countertops, a raised eating bar, and ample white cabinetry. The adjoining Dining Room leads to a spacious low-maintenance composite deck – perfect for summer BBQs and outdoor entertaining.

The upper level offers three comfortable bedrooms and a versatile bonus room. The spacious Primary Bedroom features a walk-in closet and a 4-piece ensuite with new quartz counters and a soaker tub. Two additional bedrooms share a convenient Jack and Jill-style 4-piece bathroom – a great setup for families.



The fully finished basement features a large recreation room currently set up as a spacious studio, with a kitchenette and a 3-piece bathroom – ideal for guests, extended family, or potential secondary suite use (subject to city approvals).

Enjoy the outdoors in your sunny south-facing backyard, fully fenced and landscaped with fruit trees – perfect for gardening, entertaining, or simply relaxing. Additional highlights include a double attached garage, providing convenient parking and storage. This home combines comfort, functionality, and a fantastic location, making it an excellent choice for those seeking a balanced lifestyle in NW Calgary.

Built in 2005

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232381 |
| Price | \$699,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,572 |
| Acres | 0.08 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 266 Royal Elm Road Nw |
| Subdivision | Royal Oak |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 5V5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Soaking Tub |
| Appliances | Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Electric Cooktop, Electric Stove, Range Hood |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard, Landscaped, Fruit Trees/Shrub(s), Few Trees, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 41 |
| Zoning | R-CG |

Listing Details

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|----------------|--|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
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