

# \$635,000 - 1 Royal Elm Way Nw, Calgary

MLS® #A2203878

**\$635,000**

3 Bedroom, 3.00 Bathroom, 1,406 sqft  
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

Nestled within the highly coveted community of Royal Oak, this exquisite family residence presents an ideal blend of comfort and elegance. Boasting three spacious bedrooms and two full bathrooms, the home features a thoughtfully designed open floor plan that effortlessly connects the kitchen to the inviting living room, which flows seamlessly onto a generous deck—an entertainer’s dream. Ascend to the upper level, where a sizable bonus room awaits, complete with a cozy gas fireplace, creating a warm and welcoming atmosphere. The three well-proportioned bedrooms provide ample space for a growing family, ensuring everyone has their own sanctuary. The fully finished basement further enhances the home’s appeal, equipped with a convenient kitchen area featuring a hotplate, microwave, and refrigerator, along with a three-piece bathroom—perfect for accommodating a live-in parent or student. A standout feature of this property is the beautifully insulated garden loft in the backyard, a versatile space ideal for use as a home office, artistic studio, or additional living area. This home truly encapsulates the essence of family living in a desirable setting. \$10,000 cash back at closing for upgrade to carpets. Open house Sunday March 30 from 1-3



Built in 2003

## Essential Information

MLS® #	A2203878
Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,406
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1 Royal Elm Way Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5M2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Great Room, Circulating
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	Comox Realty
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