

# \$709,900 - 49 Royal Elm Green Nw, Calgary

MLS® #A2230559

**\$709,900**

3 Bedroom, 3.00 Bathroom, 1,856 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

OPEN HOUSE SATURDAY, JULY 12, 11â€“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 homeâ€™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	\$709,900
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	73
Zoning	DC

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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