

# \$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 work out room. This home truly encapsulates the essence of family living in a desirable setting.

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, Circulating, Gas Starter, Great Room  |
| 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 | 15               |
| Zoning         | R-CG             |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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