

# \$765,900 - 17 Royal Elm Green Nw, Calgary

MLS® #A2258218

**\$765,900**

3 Bedroom, 3.00 Bathroom, 1,846 sqft

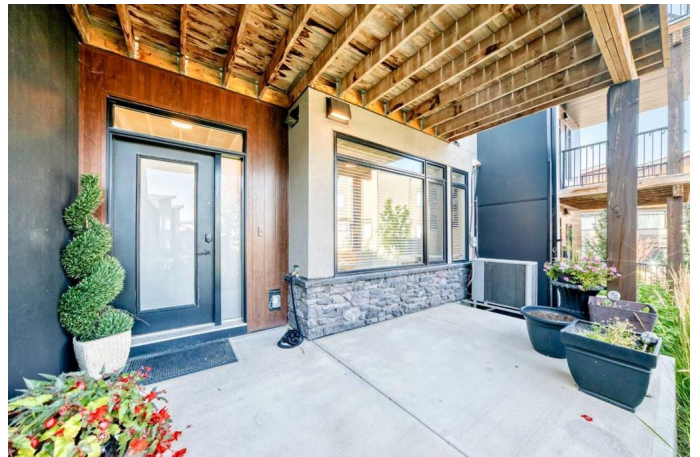
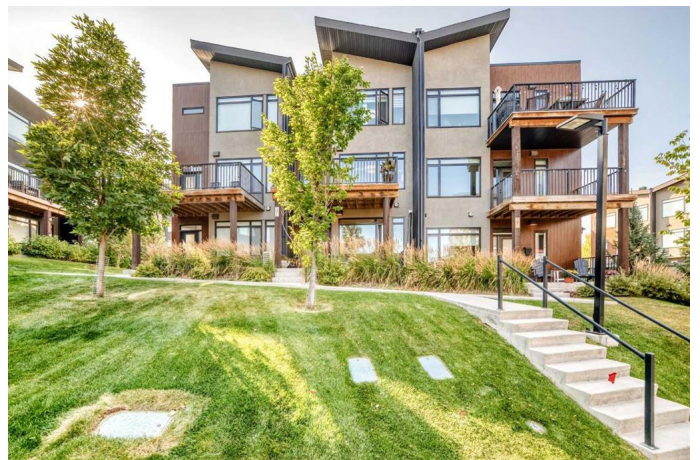
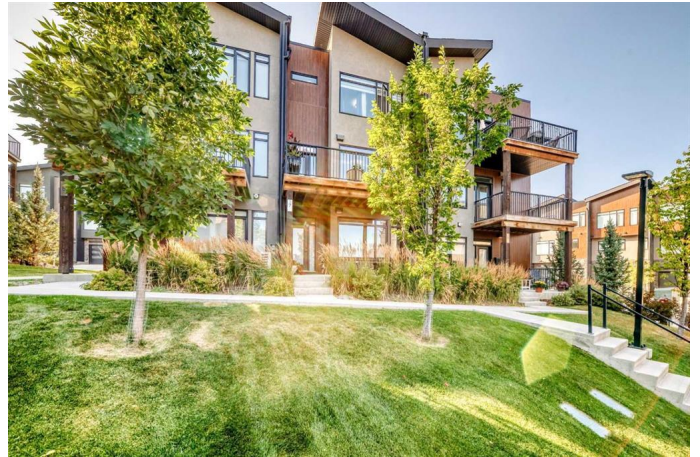
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Click brochure link for more details. Discover this beautifully designed 3-storey townhouse offering 3 bedrooms, 2.5 bathrooms, and 1,846 sq ft of stylish living space. Located steps from a serene park and pond with walking trails, this home blends comfort, functionality, and a touch of nature. The lower level features a versatile office space, additional living area, and impressive wall-to-wall bookshelves, plus direct access to the double attached garage. Enjoy the convenience of in-unit laundry and central A/C throughout. The main floor welcomes you with a bright light flooding in from the oversized windows and an airy open-concept layout, perfect for both everyday living and entertaining. The Kitchen offers modern features including quartz countertops and an oversized fridge. The spacious living room features a stylish built-in fireplace framed by custom shelving and a sleek TV nook, creating a cozy yet modern focal point. The balcony off the main level is perfect for morning coffee or evening unwinding. Upstairs, the primary bedroom boasts a 3-piece ensuite and expansive windows, while two additional bedrooms share a 4-piece bath. This home is ideal for those seeking space, style, and a location that offers both urban convenience and outdoor tranquility.

Built in 2019

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2258218      |
| Price          | \$765,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,846         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17 Royal Elm Green Nw |
| Subdivision | Royal Oak             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G 0G8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave, Refrigerator                                        |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | Central Air                                                                           |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Electric                                                                              |
| Basement          | None                                                                                  |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                                  |
| Lot Description   | Backs on to Park/Green Space, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                            |
| Construction      | Stucco, Wood Frame, See Remarks                            |
| Foundation        | Poured Concrete                                            |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 11                   |
| Zoning         | DC                   |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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