

\$658,800 - 220 Royal Elm Road Nw, Calgary

MLS® #A2214276

\$658,800

3 Bedroom, 3.00 Bathroom, 1,519 sqft
Residential on 0.08 Acres

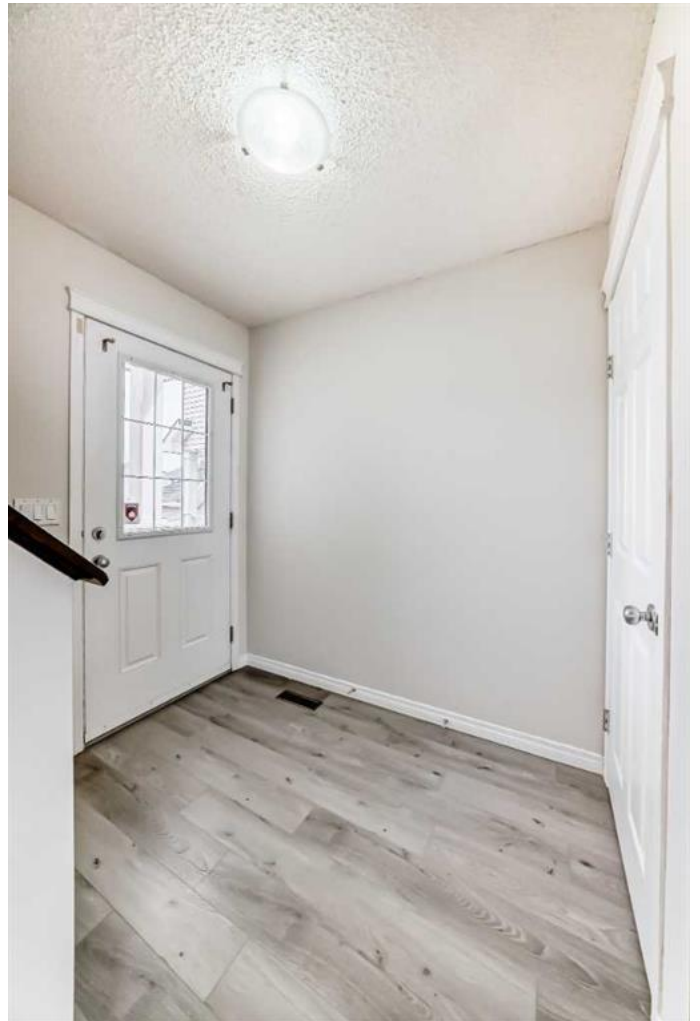
Royal Oak, Calgary, Alberta

OPEN HOUSE ALERT: SUNDAY APRIL
27TH 1:00PM - 3:00PM Welcome Home to
Royal Oak Comfort with a Modern Twist

If you've been dreaming of a home that blends comfort, style, and an unbeatable NW location—this is the one to see. Tucked into a peaceful pocket of Royal Oak, this well-maintained 3-bedroom, 2.5-bath gem offers 1,519 sq ft of smartly designed space, ready to welcome its next chapter.

Inside, you'll be greeted by a fresh, move-in-ready vibe thanks to brand new flooring across the main level and all bathrooms, plus a full interior refresh with a fresh coat of paint. The main floor is flooded with natural light from NE to SW exposures and offers an open-concept layout that's as functional as it is welcoming. The kitchen is equipped with recently upgraded appliances—including an electric range, a powerful 800 CFM hood fan, and a newer washer and dryer discreetly tucked away for convenience. Bonus upgrades like a newer hot water tank and NEST smart thermostat bring both comfort and efficiency.

Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a bright and oversized ensuite bath. The front bedroom—bathed in sunlight through two large windows—has been updated (with permits!) for added flexibility. Whether you



need a second living space, home office, or a cozy guest retreat, it adapts beautifully to your needs.

The basement remains untouchedâ€”a blank canvas for your future plans. Picture a home theatre, fitness zone, or stylish rec roomâ€”the possibilities are yours to imagine.

Step outside to enjoy your private, southwest-facing backyardâ€”perfect for soaking up those Calgary summer rays. And with a front attached garage and central air conditioning (yes, central A/C), this home delivers practical perks youâ€™ll appreciate every season.

Location-wise, this one hits all the right notes. You're just steps from the scenic ravine, within walking distance of the C-Train and YMCA Rocky Ridge, and close to top-rated schools. Plus, with quick access to Stoney and Crowchild Trails, the city is always at your fingertips.

Whether youâ€™re moving up or settling into your first detached home, this is more than just a great propertyâ€”itâ€™s a smart lifestyle move in one of Calgaryâ€™s most sought-after neighbourhoods. Curious? Come take a lookâ€”Royal Oak just might be where your next chapter begins.

Built in 2005

Essential Information

MLS® #	A2214276
Price	\$658,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage 1,519
Acres 0.08
Year Built 2005
Type Residential
Sub-Type Detached
Style 2 Storey
Status Active



Community Information

Address 220 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 Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Great Room
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Yard, City Lot, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 24th, 2025

Zoning R-CG

Listing Details

Listing Office CIR Realty

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