

# \$719,000 - 266 Royal Elm Road Nw, Calgary

MLS® #A2232381

**\$719,000**

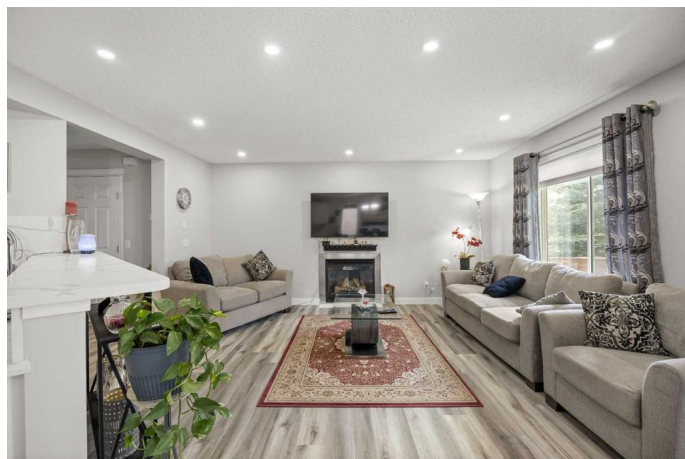
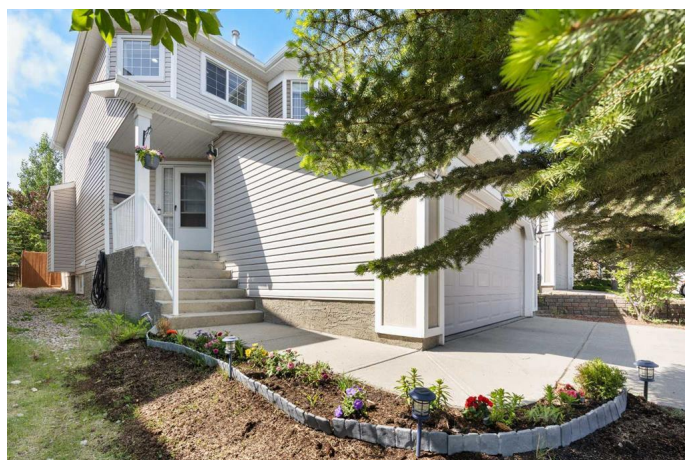
3 Bedroom, 4.00 Bathroom, 1,572 sqft  
Residential on 0.08 Acres

Royal Oak, Calgary, Alberta

Located in the vibrant and family-friendly community of Royal Oak, this well-maintained home offers an ideal blend of comfort, convenience, and everyday functionality. With the C-Train station and bus stops just a short walk away, and close proximity to top-rated schools, shopping, restaurants, and the Royal Oak YMCA, this home is perfectly positioned for modern living in NW Calgary.

Step inside to discover a well-planned layout that blends comfort and practicality. The main level features a bright and inviting Living Room with a cozy gas fireplace and abundant natural light from a large window. The newly installed durable vinyl plank flooring flows throughout, creating a cohesive look with modern, low-maintenance appeal. The updated Kitchen is both stylish and functional, featuring New stainless steel appliances, new quartz countertops, a raised eating bar, and ample white cabinetry. The adjoining Dining Room leads to a spacious low-maintenance composite deck – perfect for summer BBQs and outdoor entertaining.

The upper level offers three comfortable bedrooms and a versatile bonus room. The spacious Primary Bedroom features a walk-in closet and a 4-piece ensuite with new quartz counters and a soaker tub. Two additional bedrooms share a convenient Jack and Jill-style 4-piece bathroom – a great setup for families.



The fully finished basement features a large recreation room currently set up as a spacious studio, with a kitchenette and a 3-piece bathroom – ideal for guests, extended family, or potential secondary suite use (subject to city approvals).

Enjoy the outdoors in your sunny south-facing backyard, fully fenced and landscaped with fruit trees – perfect for gardening, entertaining, or simply relaxing. Additional highlights include a double attached garage, providing convenient parking and storage. This home combines comfort, functionality, and a fantastic location, making it an excellent choice for those seeking a balanced lifestyle in NW Calgary.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232381    |
| Price          | \$719,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,572       |
| Acres          | 0.08        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 266 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 | Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | None                                                                                                                       |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas, Living Room                                                                                                           |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | None                                                                    |
| Lot Description   | Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Vinyl Siding, Wood Frame                                                |
| Foundation        | Poured Concrete                                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 26              |
| Zoning         | R-CG            |

### Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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