

# **\$735,000 - 266 Royal Elm Road Nw, Calgary**

MLS® #A2232381

**\$735,000**

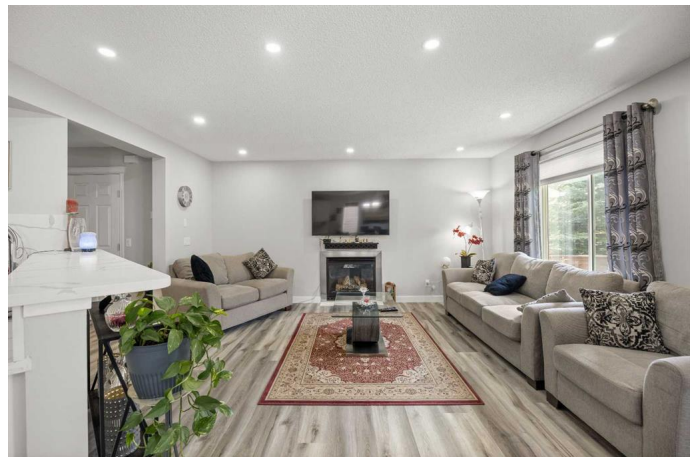
3 Bedroom, 4.00 Bathroom, 1,572 sqft  
Residential on 0.08 Acres

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	\$735,000
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 Cooktop, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
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	14
Zoning	R-CG

### Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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