# \$499,900 - 259 Royal Elm Road Nw, Calgary

MLS® #A2236777

## \$499,900

2 Bedroom, 1.00 Bathroom, 1,167 sqft Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Ravines of Royal Oak by Janssen Homes offers unmatched quality & design, located on the most scenic & tranquil of sites in the mature NW community of Royal Oak. This 2BR, 1-full bath 1,167sf (1,167RMS) 24'-wide stacked townhouse with single attached garage boasts superior finishings. Open-concept-plan features a fresh, modern kitchen with full-height cabinets, soft close doors/drawers & full extension glides, quartz counters, undermount sink, plus 4 S/S appliances & convenient peninsula island opening onto both dining area with access to rear balcony & spacious living room. With over 900sf on the main living level there is ample space for a roomy master retreat, 4-pce bath with tile floor & quartz vanity, an additional bedroom which can be used as an office. & ultra-convenient laundry area. Single attached garage with room to park an extra car on front driveway completes the package. Ravines of Royal Oak goes far beyond typical townhome offerings; special attention has been paid to utilizing high quality, maintenance free, materials to ensure long-term, worry-free living. Acrylic stucco with underlying 'Rainscreen' protection, stone, & Sagiwall vertical planks (ultra-premium European siding) ensure not only that the project will be one of the most beautiful in the city, but that it will stand the test of time with low maintenance costs. Other premium features include triple-pane, argon filled low-e, aluminum clad windows, premium grade cabinetry with quartz







countertops throughout, 9' wall height on all levels, premium Torlys LV Plank flooring, 80-gal hot water tank, a fully insulated & drywalled attached garage that includes a hose bib & smart WiFi door opener, among other features. Condo fees include building insurance, exterior building maintenance & long-term reserve/replacement fund, road & driveway maint., landscaping maint., driveway & sidewalk snow removal, landscaping irrigation, street & pathway lighting, garbage/recycling/organics service. Bordered by ponds, natural ravine park, walking paths & only minutes to LRT station, K-9 schools, YMCA & 4 major shopping centres. Note photos from a similar model in the complex.

#### Built in 2024

## **Essential Information**

MLS® # A2236777
Price \$499,900

Bedrooms 2
Bathrooms 1.00

Full Baths 1

Square Footage 1,167 Acres 0.00 Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 259 Royal Elm Road Nw

Subdivision Royal Oak
City Calgary
County Calgary
Province Alberta
Postal Code T3G 0G8

#### **Amenities**

Amenities Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Concrete Driveway, Garage Door Opener, Single Garage Attached,

Garage Faces Front

# of Garages 1

#### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Recessed Lighting, Stone Counters, Storage, Low Flow

Plumbing Fixtures

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier,

Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Basement None

## **Exterior**

Exterior Features Private Entrance

Lot Description Environmental Reserve, Landscaped, Views

Roof Asphalt Shingle, Membrane

Construction Composite Siding, See Remarks, Stone, Stucco

Foundation Poured Concrete

#### Additional Information

Date Listed July 3rd, 2025

Days on Market 105

Zoning DC29Z99 SITE 3

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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