$549,900 - 261 Royal Elm Road Nw, Calgary

MLS® #A2257006

$549,900
2 Bedroom, 1.00 Bathroom, 1,233 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 1,233sf (1,233RMS) 24â€™-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 second 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. Convenient flex room on the main level along with a 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® #	A2257006
Price	$549,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,233
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	261 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, Garage Faces Front, Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Storage
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	Landscaped, Views, Environmental Reserve
Roof	Asphalt Shingle, Membrane
Construction	Composite Siding, See Remarks, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2025
Days on Market	2
Zoning	DC29Z99 SITE 3

Listing Details

Listing Office	RE/MAX House of Real Estate

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