

# \$699,900 - 266 Royal Elm Road Nw, Calgary

MLS® #A2232381

**\$699,900**

3 Bedroom, 4.00 Bathroom, 1,572 sqft

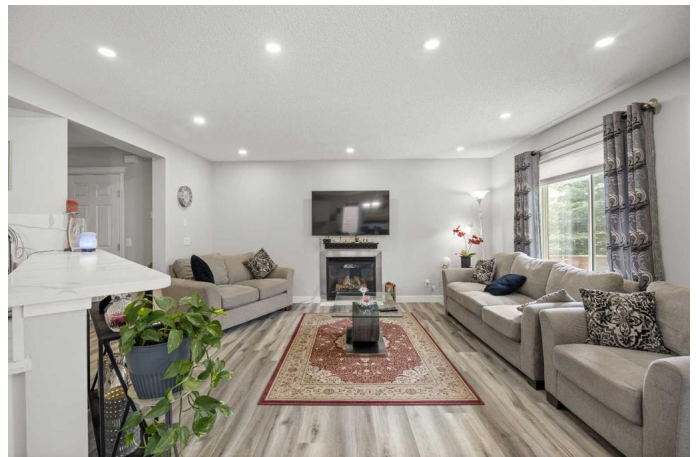
Residential on 0.08 Acres

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	\$699,900
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, Walk-In Closet(s), Soaking Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Electric Cooktop, Electric Stove, Range Hood
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, Landscaped, Fruit Trees/Shrub(s), Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	36
Zoning	R-CG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.