

# \$729,900 - 49 Royal Elm Green Nw, Calgary

MLS® #A2230559

**\$729,900**

3 Bedroom, 3.00 Bathroom, 1,856 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Welcome to 49 Royal Elm Green NW where comfort, style, and panoramic views come together in perfect harmony. This beautifully appointed 3-bedroom townhome offers 1,856 square feet of refined living space, designed to elevate your everyday experience with a striking vantage point that captures expansive vistas. Offering remarkable, unobstructed views you'll feel connected to nature from every level of the home. Step inside and discover a light-filled, open-concept layout featuring 9-foot ceilings, oversized windows, and sophisticated finishes throughout. The main level features a Flex space ideal for a home office or lounge, opening out to a private patio your personal retreat for morning coffee or evening relaxation. The chef-inspired kitchen is the heart of the home, showcasing sleek stainless steel appliances, quartz countertops, a generous central island, and stylish cabinetry. Adjacent to the kitchen, the spacious dining area is perfect for hosting guests, while the living room invites you to relax and take in the peaceful surroundings. Upstairs, the primary suite offers a quiet sanctuary complete with a spa-style ensuite, dual vanities, and a glass walk-in shower. Two additional well-sized bedrooms provide flexibility for family, guests, or a dedicated workspace. Additional features include luxury wide-plank flooring, ample storage, a double attached garage, and energy-efficient construction. Residents will also enjoy nearby access to walking paths, parks, and the vibrant



community amenities that Royal Oak has to offer. Whether you're basking in the view from your balcony or unwinding in the comfort of your sun-filled living room, this exceptional townhome combines functionality, beauty, and modern convenience in one unforgettable package.

Built in 2021

**Essential Information**

MLS® #	A2230559
Price	\$729,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,856
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	49 Royal Elm Green 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	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony, Other
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle, Membrane
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	2
Zoning	DC

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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