

\$469,900 - 311 Royal Elm Road Nw, Calgary

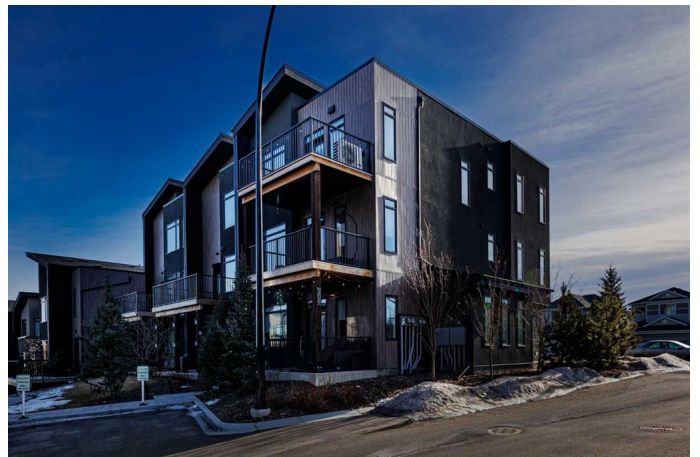
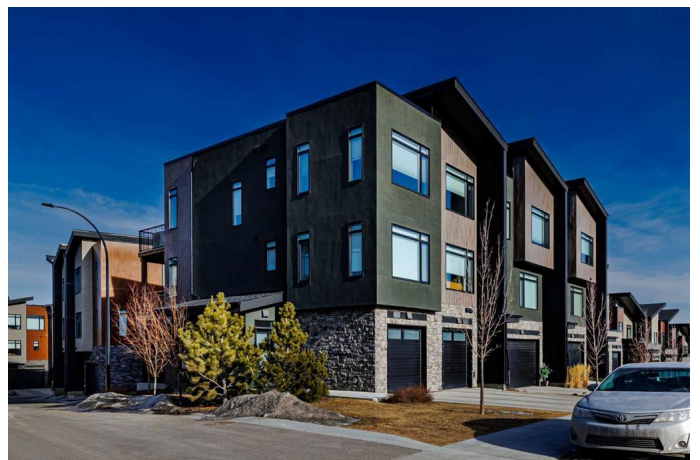
MLS® #A2191442

\$469,900

2 Bedroom, 1.00 Bathroom, 1,160 sqft
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Welcome to an exceptional townhome in the prestigious Ravines of Royal Oak, where luxury meets convenience in a stunning open-concept design. Nestled just steps away from picturesque walking paths, this premium residence offers an unparalleled blend of modern elegance and thoughtful functionality. Before even stepping inside, the desirable location and high-end finishings make this home truly stand out. The exterior showcases acrylic stucco with underlying 'Rainscreen' protection, stone, and ultra-premium Sagiwall vertical planks—European siding designed for beauty and durability with low maintenance costs. As you enter the inviting main foyer, a staircase leads you to the expansive top-level living space, designed for both comfort and style. The attached oversized single garage is conveniently located just off the entrance, ensuring effortless access. At the heart of this home is the luxurious kitchen, a masterpiece of both design and practicality. Outfitted with top-of-the-line stainless steel appliances, premium floor-to-ceiling cabinetry, and quartz countertops, this space is a chef's dream. The breakfast bar provides a casual yet sophisticated spot for dining, while the formal dining area extends seamlessly onto a large deck—perfect for entertaining or enjoying quiet moments outdoors. The spacious living room is bathed in natural light streaming through triple-pane aluminum-clad high-efficiency windows, enhancing both



energy efficiency and comfort. Throughout the home, 9â€™™ ceilings elevate the sense of space and openness. This townhome boasts two generously sized bedrooms, each featuring expansive windows that allow for ample natural light, ensuring a bright and airy feel. One of the standout features is the built-in hideaway Murphy bed/desk, offering a seamless convertible space for guests or a home office. The primary bedroom enjoys direct access to the well-appointed main bathroom, which offers sleek, modern finishes and a functional design. High-quality sound attenuation materials throughout the home ensure a tranquil living experience, making this space as peaceful as it is stylish. Completing this exceptional home is the high-end in-suite laundry with top-quality washer and dryer units, adding the ultimate convenience. Additionally, air conditioning ensures year-round comfort. Situated in one of NW Calgaryâ€™™s most sought-after communities, this impressive property offers a unique opportunity to live in an exclusive and serene setting while being just minutes from the LRT, YMCA, and K-9 schools. Whether youâ€™™re a first-time homebuyer, a downsizer, or an investor, this townhome delivers an unmatched lifestyle in The Ravines of Royal Oakâ€™™ a location that truly speaks for itself.

Built in 2020

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2191442 |
| Price | \$469,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,160 |
| Acres | 0.00 |
| Year Built | 2020 |

| | |
|----------|---------------|
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 311 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 | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Oven |
| Heating | Forced Air |
| Cooling | Central Air |
| Basement | None |

Exterior

| | |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Lighting |
| Lot Description | Landscaped, Views, Environmental Reserve |
| Roof | Asphalt Shingle, Membrane |
| Construction | Composite Siding, Stucco, Stone |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 31st, 2025 |
| Days on Market | 42 |
| Zoning | DC |

Listing Details

Listing Office RE/MAX First

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