

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

MLS® #A2191829

**\$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® #         | A2191829      |
| 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        | Garage Faces Front, Concrete Driveway, Garage Door Opener, Single Garage Attached |
| # of Garages   | 1                                                                                 |

## Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Stone Counters, Low Flow Plumbing Fixtures, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Humidifier                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                |
| Cooling           | None                                                                                                                                                   |
| Basement          | None                                                                                                                                                   |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 2nd, 2025 |
| Days on Market | 87                 |
| Zoning         | DC29Z99 SITE 3     |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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