

# **\$679,000 - 126 Royal Elm Way Nw, Calgary**

MLS® #A2230077

**\$679,000**

3 Bedroom, 3.00 Bathroom, 1,785 sqft

Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

This great family home is located on a quiet street in the popular NW community of Royal Oak! From the minute you enter the front door you will feel welcomed by the open space of your new home. The main floor laundry is next to the entry to the garage. The 2-piece powder room is conveniently located in this area. The upgraded kitchen is very spacious and well laid out for the chef. There is a pantry, an island and plenty of counter space. The dining area is very bright with sliding doors looking onto the patio that has a built in awning. The backyard is spacious and private. The living room with a fireplace is also very bright with a large picture window looking into the backyard and an open view to the south. Going up the updated, modern staircase you will find a family room that your family will be sure to enjoy! There are 2 bedrooms and a 4 piece bathroom. The 3rd bedroom is the Primary Bedroom. One whole wall in this bedroom is closet space. The remainder of the room has space for dressers and a king size bed! There is a 6 piece ensuite. Both bathrooms have new shower and bath fixtures. The unfinished basement is waiting for the new owners special touch. It has a newer high efficiency furnace and a newer hot water tank both of which are still under warranty. The double car garage with a newer garage door is very clean with a newly painted floor. Upgrades to this home include: newer Furnace & hot Water Tank (still under warranty), Newer Kitchen with Quartz countertops, Newer Samsung Kitchen



Appliances, Window Coverings, and much more. Call your favourite Realtor to view this wonderful home.

Built in 2003

### **Essential Information**

MLS® #	A2230077
Price	\$679,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,785
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	126 Royal Elm Way Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5P7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level, Many Trees, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.