

# \$658,800 - 220 Royal Elm Road Nw, Calgary

MLS® #A2214276

**\$658,800**

3 Bedroom, 3.00 Bathroom, 1,519 sqft  
Residential on 0.08 Acres

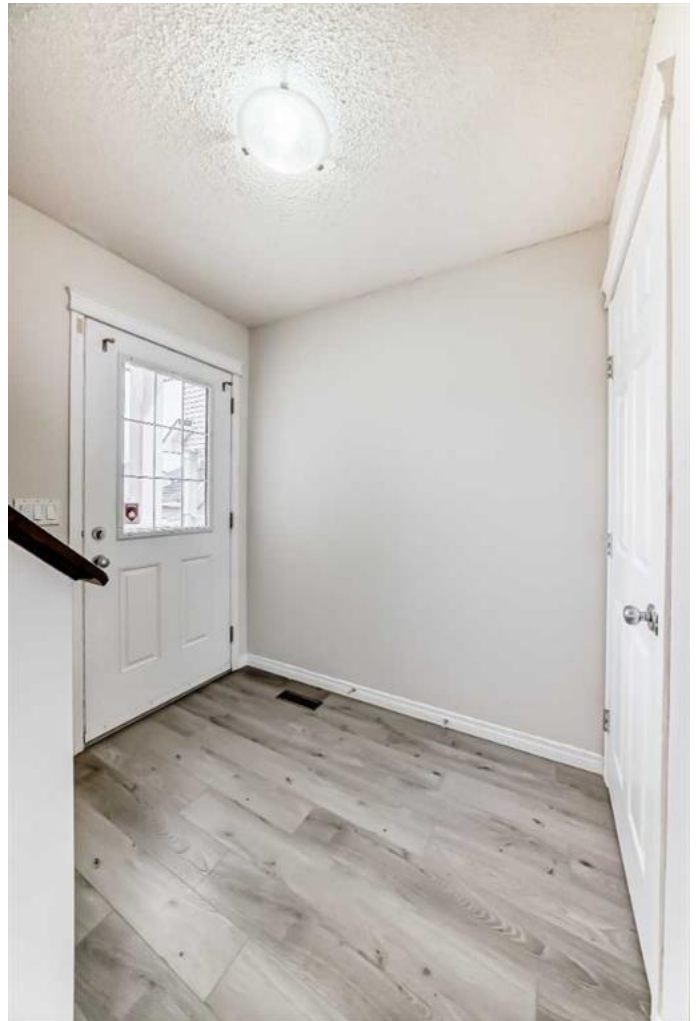
Royal Oak, Calgary, Alberta

OPEN HOUSE ALERT: SUNDAY APRIL  
27TH 1:00PM - 3:00PM Welcome Home to  
Royal Oak Comfort with a Modern Twist

If you've been dreaming of a home that blends comfort, style, and an unbeatable NW location—this is the one to see. Tucked into a peaceful pocket of Royal Oak, this well-maintained 3-bedroom, 2.5-bath gem offers 1,519 sq ft of smartly designed space, ready to welcome its next chapter.

Inside, you'll be greeted by a fresh, move-in-ready vibe thanks to brand new flooring across the main level and all bathrooms, plus a full interior refresh with a fresh coat of paint. The main floor is flooded with natural light from NE to SW exposures and offers an open-concept layout that's as functional as it is welcoming. The kitchen is equipped with recently upgraded appliances—including an electric range, a powerful 800 CFM hood fan, and a newer washer and dryer discreetly tucked away for convenience. Bonus upgrades like a newer hot water tank and NEST smart thermostat bring both comfort and efficiency.

Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a bright and oversized ensuite bath. The front bedroom—bathed in sunlight through two large windows—has been updated (with permits!) for added flexibility. Whether you



need a second living space, home office, or a cozy guest retreat, it adapts beautifully to your needs.

The basement remains untouchedâ€”a blank canvas for your future plans. Picture a home theatre, fitness zone, or stylish rec roomâ€”the possibilities are yours to imagine.

Step outside to enjoy your private, southwest-facing backyardâ€”perfect for soaking up those Calgary summer rays. And with a front attached garage and central air conditioning (yes, central A/C), this home delivers practical perks youâ€™ll appreciate every season.

Location-wise, this one hits all the right notes. You're just steps from the scenic ravine, within walking distance of the C-Train and YMCA Rocky Ridge, and close to top-rated schools. Plus, with quick access to Stoney and Crowchild Trails, the city is always at your fingertips.

Whether youâ€™re moving up or settling into your first detached home, this is more than just a great propertyâ€”itâ€™s a smart lifestyle move in one of Calgaryâ€™s most sought-after neighbourhoods. Curious? Come take a lookâ€”Royal Oak just might be where your next chapter begins.

Built in 2005

**Essential Information**

MLS® #	A2214276
Price	\$658,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,519
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	220 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	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame



Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 24th, 2025  
Days on Market                15  
Zoning                              R-CG

**Listing Details**

Listing Office                    CIR Realty

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