

# \$749,900 - 8 Royal Elm Green Nw, Calgary

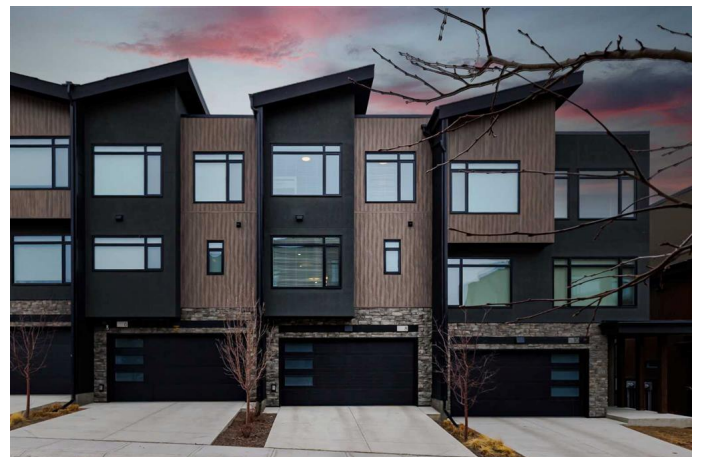
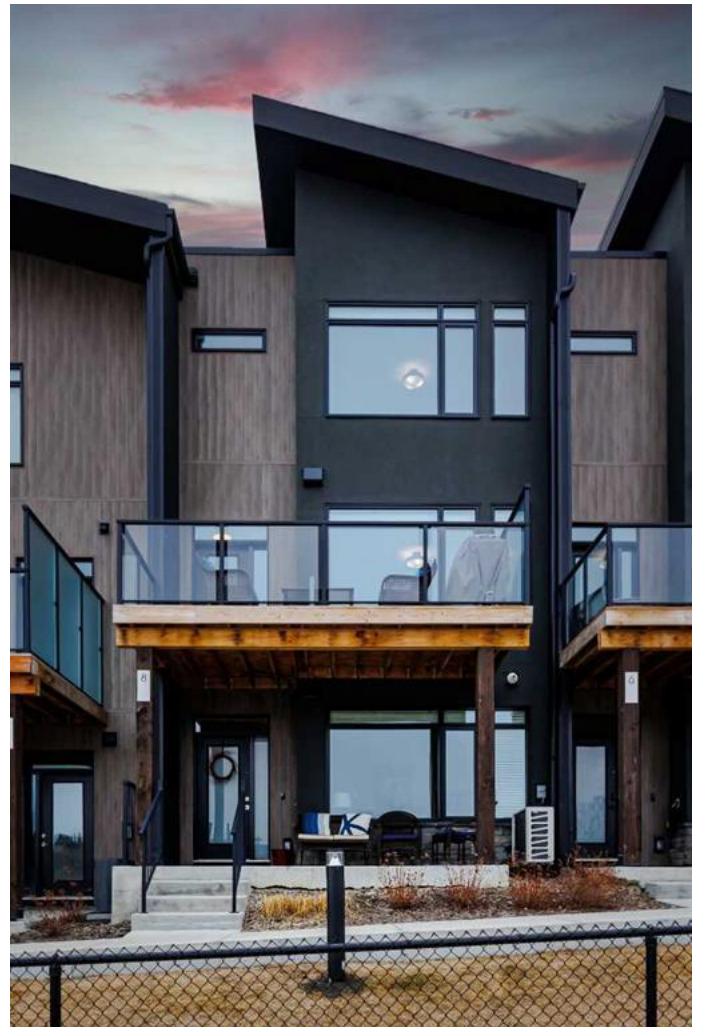
MLS® #A2213824

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,888 sqft  
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Experience refined living in this exquisite 3-bedroom luxury townhome, perfectly positioned to capture tranquil pond views and breathtaking mountain vistas. Thoughtfully designed with elegance and comfort in mind, this residence offers a harmonious blend of natural beauty, modern sophistication, and premium craftsmanship. Step inside to find a meticulously kept home, spacious open-concept floor plan with high ceilings, expansive windows, and an abundance of natural light. The main floor flex room opens to a private patio where you can unwind while listening to the gentle sounds of nature and watching the light dance across the water. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, quartz countertops, a large center island with additional seating and custom cabinetry. It seamlessly flows into your dining area perfect for entertaining with style. The main floor living room offers a relaxing retreat just off the kitchen, a perfect place to enjoy tranquil views across the pond. Imagine waking up each morning to mountain views and stepping out onto your private balcony to sip your coffee as the sun rises over the pond. Upstairs, the primary bedroom is a true retreat, spacious, private, bright and has an ensuite that boasts a spa-inspired design with a glass-enclosed shower, dual vanities, and elegant finishes. Two additional bedrooms provide spacious accommodations for guests, family, or a home office—each designed with comfort and



privacy in mind. This home offers tons of storage throughout, wide-plank luxury vinyl plank floors, a two-car garage, energy-efficient systems, and access to walking trails and green spaces surrounding the property. Whether you're enjoying a glass of wine on the patio, a coffee at sunset or exploring the natural beauty just beyond your doorstep, this exceptional home offers the perfect blend of luxury and lifestyle.

Built in 2021

### Essential Information

MLS® #	A2213824
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,888
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	8 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	4

Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking  
Appliances Central Air Conditioner, Microwave Hood Fan, R  
Coverings  
Heating Forced Air  
Cooling Central Air  
Basement None



### Exterior

Exterior Features Balcony  
Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Level, Rectangular Lot, Views, Environmental Reserve  
Roof Asphalt Shingle  
Construction Composite Siding, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed April 22nd, 2025  
Days on Market 30  
Zoning DC

### Listing Details

Listing Office RE/MAX First

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