

# \$649,000 - 81 Royal Elm Green Nw, Calgary

MLS® #A2236766

**\$649,000**

2 Bedroom, 3.00 Bathroom, 1,442 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 dual primary (2BR), 2.5 bath 1,442sf 3-storey, townhouse with single attached garage boasts superior finishings. Entry level offers convenient flex space ideal for office, media-room, gym, or storage. Main floor open-concept-plan features end kitchen option with full-height cabinets, soft close doors/drawers & full extension glides, quartz counters, undermount sink, plus 4 S/S appliances opening onto dining area & living room with access to balcony. Upper level includes two roomy master retreats, both with well-appointed 4-pce ensuites & tile flooring. Ample closet space with site-built shelving & separate laundry space. Single attached garage adds the final touch. 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. A solid investment - visit today! \*\*Photos from a similar unit\*\*

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2236766      |
| Price          | \$649,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,442         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 81 Royal Elm Green Nw |
| Subdivision | Royal Oak             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |

Postal Code T3G 0G8

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                     |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Basement          | None                                                                                            |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | Landscaped, See Remarks   |
| Roof              | Asphalt Shingle, Membrane |
| Construction      | Wood Frame                |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 3rd, 2025  |
| Days on Market | 127             |
| Zoning         | DC229Z99 SITE 3 |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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