

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

MLS® #A2236777

**\$499,900**

2 Bedroom, 1.00 Bathroom, 1,167 sqft

Single Family 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. (id:6289)

Built in 2024

**Essential Information**

|                |                    |
|----------------|--------------------|
| Listing #      | A2236777           |
| Price          | \$499,900          |
| Bedrooms       | 2                  |
| Bathrooms      | 1.00               |
| Square Footage | 1,167              |
| Acres          | 0.00               |
| Year Built     | 2024               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 259 Royal Elm Road Nw |
| Subdivision | Royal Oak             |
| City        | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G0G8                |

**Amenities**

|           |  |
|-----------|--|
| Amenities | Golf Course, Park, Playground, Schools, Shopping |
|-----------|--|

|                |   |
|----------------|---|
| Features       | No Animal Home, No Smoking Home, Environmental reserve, Parking |
| Parking Spaces | 2   |
| Parking        | Attached Garage, Concrete                                       |
| # of Garages   | 1   |
| View           | View  |

## Interior

|              |  |
|--------------|--|
| Appliances   | Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Humidifier, Garage door opener |
| Heating      | Natural gas Forced air   |
| Cooling      | None   |
| # of Stories | 2  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Composite Siding, See Remarks, Stone, Stucco |
| Exterior Features | Landscaped                                   |
| Foundation        | Poured Concrete                              |

## Listing Details

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



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 10:31pm PDT