

# \$494,900 - 19 Royal Elm Green Nw, Calgary

MLS® #A2243949

**\$494,900**

2 Bedroom, 1.00 Bathroom, 1,151 sqft

Single Family on 0.00 Acres

Royal Oak, Calgary, Alberta

Your EXTRAORDINARY LIFESTYLE in The Ravines awaits! This very special unit (only three in the entire complex) has everything you are looking for! Start with the great interior location FACING GREENSPACE, where you can enjoy your morning coffee amongst the gardens of the LOWER COVERED PATIO, or from your UPPER COVERED DECK. The entry level has a fantastic FLEX space - great for a home office, den or workout space with large window, storage, w/direct entry to your single ATTACHED garage, a spacious 11'3x20'7. SINGLE LEVEL LIVING is what the main floorplan offers - OPEN CONCEPT Kitchen/living/dining with tall ceilings and oversized window to VIEW of the PRIVATE GREENBELT within this exclusive complex. Living room features MODERN electric FIREPLACE (an upgrade!) & VINYL PLANK flooring w/full glass door to upper deck, where you have plenty of room for BBQ (w/GAS LINE)& lighting, for relaxing or entertaining. Kitchen exceeds expectations with UPGRADED appliance package, QUARTZ countertop, room for counter stools, filtered water, LOADS OF STORAGE. PRIMARY bedroom with windows on two sides enjoying corner natural light, with cheater ensuite door to 4-pc bathroom. 2nd bedroom has room for queen bed. Laundry conveniently located on this level. To complete your lifestyle, CENTRAL AC keeps you cool all summer long. This unit is designed for all ages looking for a LOW MAINTENANCE lifestyle in a



well-built JANSSEN HOME, steps to walking paths and LRT, short drive to shopping, restaurants and Stoney Trail. (id:6289)

Built in 2019

### Essential Information

Listing #	A2243949
Price	\$494,900
Bedrooms	2
Bathrooms	1.00
Square Footage	1,151
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	19 Royal Elm Green Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G0G8

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Attached Garage
# of Garages	1

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer, Cooktop - Induction
Heating	Natural gas Central heating, Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces        1  
# of Stories            2

**Exterior**

Exterior                Composite Siding  
Exterior Features    Garden Area, Landscaped  
Foundation           Poured Concrete

**Listing Details**

Listing Office            Royal LePage Solutions



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