

# \$649,900 - 54 Royal Elm Drive Nw, Calgary

MLS® #A2235219

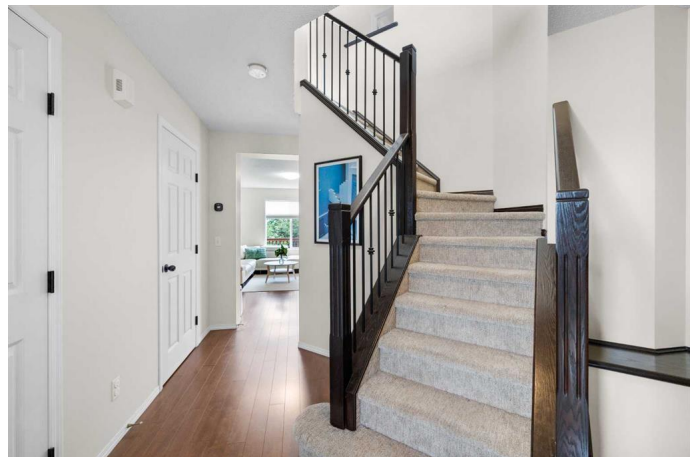
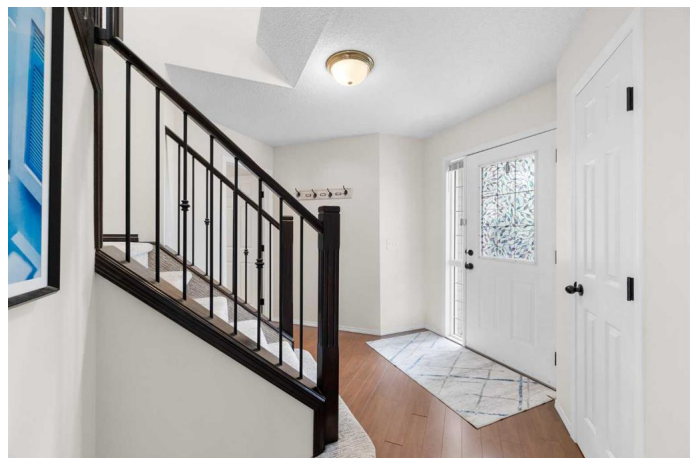
**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,505 sqft

Residential on 0.08 Acres

Royal Oak, Calgary, Alberta

Welcome to Your Perfect Home in Royal Oak  
â€“ Where Comfort Meets Convenience  
Nestled in the highly sought-after community of Royal Oak, this beautifully maintained 3-bedroom, 3.5-bathroom home offers the ideal blend of style, function, and locationâ€”perfect for families, professionals, and outdoor enthusiasts alike.  
Step inside to a bright, open-concept main floor designed for modern living. The kitchen is a standout with sleek quartz countertops, newer stainless steel appliances, and a spacious layout ideal for entertaining or everyday family life. The adjoining living and dining areas are flooded with natural light, creating a warm and welcoming space.  
Upstairs, youâ€™ll find three generous bedrooms, including a primary suite with a private en suite bathroom. The second and third bedrooms share a convenient Jack and Jill bathroom, and one of the bedrooms even offers beautiful sweeping mountain viewsâ€”a rare find in the city.  
The professionally finished basement, completed in 2022, adds valuable living space with a 3-piece bathroom, perfect for a guest room, home office, or recreation area. The washer and dryer, also new in 2022, provide modern convenience and efficiency.  
Step outside and enjoy the peace and quiet of this family-friendly neighborhood with easy access to Stoney Trail. Youâ€™re just a short walk to the Tuscany C-Train Station, local restaurants, and a music school. Close by



you'll find top-tier amenities including shopping, the YMCA, and the coming-soon athletic park. Outdoor lovers will appreciate the nearby walking and biking trails with panoramic mountain views, and for weekend getaways, the Rocky Mountains are less than an hour away.

You're also just minutes from one of Calgary's top-rated K-12 private schools, making this an exceptional location for families focused on education and quality of life.

This is more than just a house; it's a lifestyle in one of Calgary's most desirable communities.

Don't miss your chance to call Royal Oak home. Book your private showing today!

Built in 2003

Essential Information

MLS® #	A2235219
Price	\$649,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,505
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	54 Royal Elm Drive Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3G 5P7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
Days on Market	12
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bravo Realty
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