

# \$658,800 - 220 Royal Elm Road Nw, Calgary

MLS® #A2214276

**\$658,800**

3 Bedroom, 3.00 Bathroom, 1,519 sqft  
Residential on 0.08 Acres

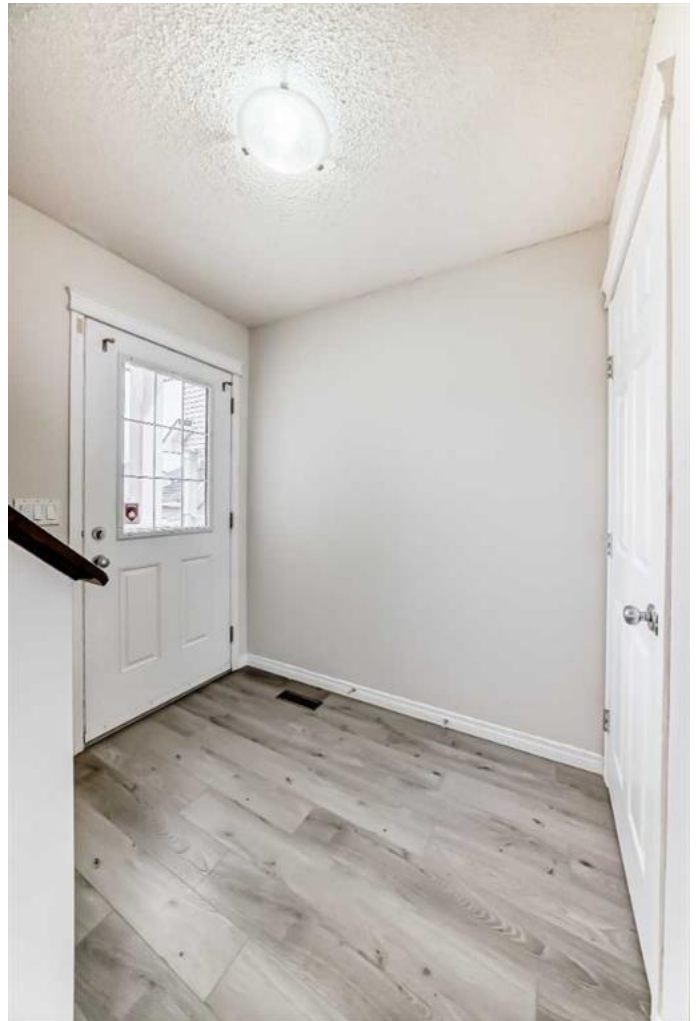
Royal Oak, Calgary, Alberta

OPEN HOUSE ALERT: SUNDAY APRIL  
27TH 1:00PM - 3:00PM Welcome Home to  
Royal Oak Comfort with a Modern Twist

If you've been dreaming of a home that blends comfort, style, and an unbeatable NW location—this is the one to see. Tucked into a peaceful pocket of Royal Oak, this well-maintained 3-bedroom, 2.5-bath gem offers 1,519 sq ft of smartly designed space, ready to welcome its next chapter.

Inside, you'll be greeted by a fresh, move-in-ready vibe thanks to brand new flooring across the main level and all bathrooms, plus a full interior refresh with a fresh coat of paint. The main floor is flooded with natural light from NE to SW exposures and offers an open-concept layout that's as functional as it is welcoming. The kitchen is equipped with recently upgraded appliances—including an electric range, a powerful 800 CFM hood fan, and a newer washer and dryer discreetly tucked away for convenience. Bonus upgrades like a newer hot water tank and NEST smart thermostat bring both comfort and efficiency.

Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a bright and oversized ensuite bath. The front bedroom—bathed in sunlight through two large windows—has been updated (with permits!) for added flexibility. Whether you



need a second living space, home office, or a cozy guest retreat, it adapts beautifully to your needs.

The basement remains untouchedâ€”a blank canvas for your future plans. Picture a home theatre, fitness zone, or stylish rec roomâ€”the possibilities are yours to imagine.

Step outside to enjoy your private, southwest-facing backyardâ€”perfect for soaking up those Calgary summer rays. And with a front attached garage and central air conditioning (yes, central A/C), this home delivers practical perks youâ€™ll appreciate every season.

Location-wise, this one hits all the right notes. You're just steps from the scenic ravine, within walking distance of the C-Train and YMCA Rocky Ridge, and close to top-rated schools. Plus, with quick access to Stoney and Crowchild Trails, the city is always at your fingertips.

Whether youâ€™re moving up or settling into your first detached home, this is more than just a great propertyâ€”itâ€™s a smart lifestyle move in one of Calgaryâ€™s most sought-after neighbourhoods. Curious? Come take a lookâ€”Royal Oak just might be where your next chapter begins.

Built in 2005

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2214276  |
| Price      | \$658,800 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 1,519       |
| Acres          | 0.08        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 220 Royal Elm Road Nw |
| Subdivision | Royal Oak             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G 5V5               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Great Room   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Entrance, Private Yard       |
| Lot Description   | Back Yard, City Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding, Wood Frame             |



Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 24th, 2025  
Days on Market                2  
Zoning                              R-CG

**Listing Details**

Listing Office                    CIR Realty

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