



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**83 ROYAL ELM Green #1502, Calgary T3G 0G8**

MLS® #: **A2115148**

Area: **Royal Oak**

Listing Date: **03/15/24**

List Price: **\$625,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,444**  
Low Sqft:  
Ttl Sqft: **1,444**

DOM

**65**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Landscaped**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`8" x 8`8"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>0`0" x 0`0"</b>
<b>Kitchen</b>	<b>Second</b>	<b>8`0" x 8`0"</b>	<b>2pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`6" x 8`6"</b>	<b>3pc Ensuite bath</b>	<b>Third</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$215**

Title:  
**Fee Simple**

Zoning:  
**TBD**

Legal Desc:	TBD	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>Step into luxury living with this meticulously crafted townhouse by Janssen Homes. Boasting two spacious primary suites upstairs, each equipped with its own ensuite bathroom, privacy and comfort are paramount. The open-concept layout showcases 9' ceilings on all levels, flooding the space with natural light and creating an inviting atmosphere. Indulge your inner chef in the gourmet kitchen featuring, quartz countertops, and top-of-the-line stainless steel appliances. The blend of luxury vinyl plank, tile, and plush carpet flooring exudes both elegance and coziness. Upstairs, discover a sanctuary of tranquility with two generously sized bedrooms and an upper floor laundry room, both offering versatility and comfort. Step outside onto the expansive rear balcony, perfect for unwinding or hosting gatherings with friends and family. With the convenience of a stacked washer/dryer included, everyday tasks are a breeze. *Photos are representative*</b></p>		
Inclusions:	N/A		
Property Listed By:	Bode Platform Inc.		

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















