



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**57 ROYAL ELM Green, Calgary T3G 0G8**

MLS®#: **A2122522**

Area: **Royal Oak**

Listing Date: **04/12/24**

List Price: **\$749,700**

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: **1,800**  
Low Sqft:  
Ttl Sqft: **1,800**

DOM

**37**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape**  
Park Feat: **Double 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: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 15`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 12`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`4" x 9`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 5`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`3" x 15`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`6" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`9" x 8`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`4" x 9`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`3" x 10`4"</b>			

Legal/Tax/Financial

Condo Fee: \$256	Title: Fee Simple Fee Freq: Monthly	Zoning: TBD
Legal Desc:	TBD	Remarks
Pub Rmks:	Step into this exquisite three-story townhouse crafted by Janssen Homes, where sophistication meets functionality in perfect harmony. On the main floor, experience seamless integration as the kitchen, dining, and living areas flow effortlessly together. The open-concept living area welcomes you with its sleek design, featuring full-height cabinets, a generous kitchen island adorned with quartz countertops, and state-of-the-art stainless steel appliances, evoking an ambiance of contemporary opulence. Step out onto the expansive rear balcony and indulge in outdoor living at its finest. Ascend to the third floor, where tranquility and privacy await in three spacious bedrooms, accompanied by 2.5 baths. The primary bedroom offers a serene retreat with its walk-in closet and luxurious 4-piece ensuite bathroom. Completing the upper floor is the convenience of stacked laundry, ensuring effortless living at every turn.	
Inclusions: Property Listed By:	N/A Bode Platform Inc.	

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















