



THE
A-TEAM

**RE/MAX
FIRST**

1 ROYAL ELM Way, Calgary T3G5M2

MLS®#: **A2173858**

Area: **Royal Oak**

Listing Date: **01/29/25**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **4,176 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Lawn**
Park Feat: **Double Garage Attached**

DOM

3
Layout
Beds: **3 (3)**
Baths: **2.0 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Barbecue**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Electric Oven,Electric Stove,Electric Water Heater,Humidifier,Microwave,Microwave Hood Fan,Refrigerator**
Int Feat: **Kitchen Island,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`0" x 8`6"
Laundry	Main	5`6" x 4`2"
Bedroom	Second	9`8" x 9`8"
Dining Room	Main	11`0" x 7`8"
Bonus Room	Second	16`2" x 12`2"
Bedroom	Second	9`4" x 13`9"

Room	Level	Dimensions
Living Room	Main	16`4" x 10`0"
Bedroom - Primary	Second	12`6" x 10`10"
3pc Bathroom	Lower	5`6" x 7`2"
Foyer	Main	8`0" x 4`9"
4pc Bathroom	Second	9`10" x 5`0"
2pc Bathroom	Main	5`3" x 9`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0212360

Zoning:
R-CG

Remarks

Pub Rmks:

This beautiful family home is located in the highly sought-after community of Royal Oak. Featuring 3 bedrooms and 2 full bathrooms, this home boasts a wide open floor plan, seamlessly connecting the kitchen to the living room and leading out to a spacious deck—perfect for entertaining. Upstairs, you'll find a large bonus room with a cozy gas fireplace, along with three well-sized bedrooms that offer plenty of space for a growing family. The fully finished basement includes a kitchen area with a hotplate, micro wave and fridge. It has a three-piece bathroom, providing extra space for a live in parent or student. The backyard is a standout feature, offering a fully insulated Garden loft, ideal for use as a home office, studio, or additional living space. Open house Saturday 11-1PM and Sunday February 2nd 12-2PM.

Inclusions:
Property Listed By:

N/A
Comox Realty

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











