



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**263 ROYAL ELM Road, Calgary T3G 0G8**

MLS®#: **A2189130**

Area: **Royal Oak**

Listing Date: **01/21/25**

List Price: **\$660,450**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,442**  
Low Sqft:  
Ttl Sqft: **1,442**

DOM

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

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Landscaped,See Remarks**  
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,See Remarks,Stone Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bonus Room</b>	<b>Lower</b>	<b>11`4" x 11`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`9" x 10`2"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 15`0"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`4" x 11`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`9" x 10`2"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>Laundry</b>	<b>Upper</b>	<b>3`9" x 3`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$239**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC229Z99 SITE 3**

Legal Desc: **2011246**

Remarks

Pub Rmks: **Ravines of Royal Oak by Janssen Homes offers unmatched quality & design, located on the most scenic & tranquil of sites in the mature NW community of Royal Oak. This dual primary (2BR), 2.5 bath 1,442sf 3-storey, townhouse with single attached garage with driveway boasts superior finishings. Entry level offers convenient flex space ideal for office, media-room, gym, or storage. Main floor open-concept-plan features end kitchen option with full-height cabinets, soft close doors/drawers & full extension glides, quartz counters, undermount sink, plus 4 S/S appliances opening onto dining area & living room with access to balcony. Upper level includes two roomy master retreats, both with well-appointed 4-pce ensuites & tile flooring. Ample closet space with site-built shelving & separate laundry space . Single attached garage adds the final touch. Ravines of Royal Oak goes far beyond typical townhome offerings; special attention has been paid to utilizing high quality, maintenance free, materials to ensure long-term, worry-free living. Acrylic stucco with underlying 'Rainscreen' protection, stone, & Sagiwall vertical planks (ultra-premium European siding) ensure not only that the project will be one of the most beautiful in the city, but that it will stand the test of time with low maintenance costs. Other premium features include triple-pane, argon filled low-e, aluminum clad windows, premium grade cabinetry with quartz countertops throughout, 9' wall height on all levels, premium Torlys LV Plank flooring, 80 gal hot water tank, a fully insulated & drywalled attached garage that includes a hose bib & smart WiFi door opener, among other features. Condo fees include building insurance, exterior building maintenance & long-term reserve/replacement fund, road & driveway maint., landscaping maint., driveway & sidewalk snow removal, landscaping irrigation, street & pathway lighting, garbage/recycling/organics service. Bordered by ponds, natural ravine park, walking paths & only minutes to LRT station, K-9 schools, YMCA & 4 major shopping centres. June / July 2025 possession. A solid investment - visit today! \*\*Photos from a similar unit\*\***

Inclusions:  
Property Listed By: **na**  
**RE/MAX Real Estate (Central)**

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







