

# \$675,000 - 266 Royal Elm Road Nw, Calgary

MLS® #A2257389

**\$675,000**

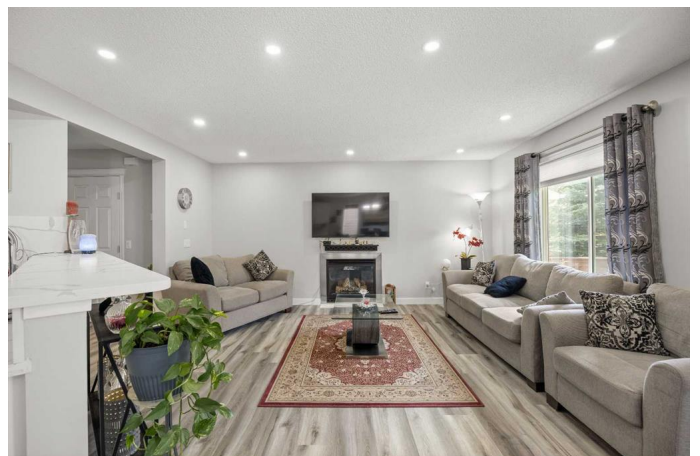
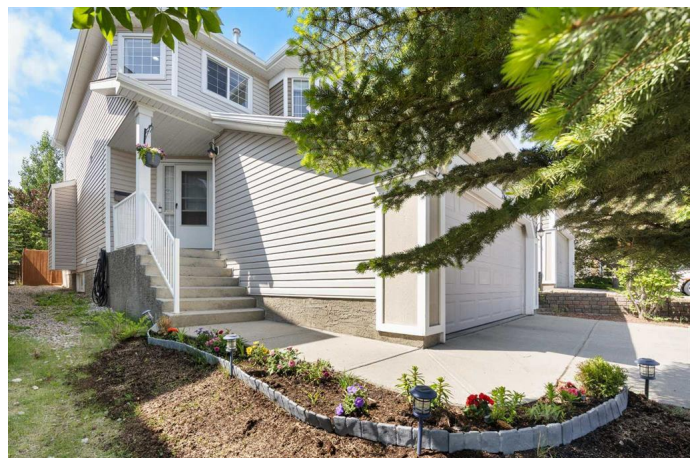
3 Bedroom, 4.00 Bathroom, 1,572 sqft  
Residential on 0.08 Acres

Royal Oak, Calgary, Alberta

Located in the vibrant and family-friendly community of Royal Oak, this well-maintained home offers an ideal blend of comfort, convenience, and everyday functionality. With the C-Train station and bus stops just a short walk away, and close proximity to top-rated schools, shopping, restaurants, and the Royal Oak YMCA, this home is perfectly positioned for modern living in NW Calgary.

Step inside to discover a well-planned layout that blends comfort and practicality. The main level features a bright and inviting Living Room with a cozy gas fireplace and abundant natural light from a large window. The newly installed durable vinyl plank flooring flows throughout, creating a cohesive look with modern, low-maintenance appeal. The updated Kitchen is both stylish and functional, featuring New stainless steel appliances, new quartz countertops, a raised eating bar, and ample white cabinetry. The adjoining Dining Room leads to a spacious low-maintenance composite deck – perfect for summer BBQs and outdoor entertaining.

The upper level offers three comfortable bedrooms and a versatile bonus room. The spacious Primary Bedroom features a walk-in closet and a 4-piece ensuite with new quartz counters and a soaker tub. Two additional bedrooms share a convenient Jack and Jill-style 4-piece bathroom – a great setup for families.



The fully finished basement features a large recreation room currently set up as a spacious studio, with a kitchenette and a 3-piece bathroom – ideal for guests, extended family, or potential secondary suite use (subject to city approvals).

Enjoy the outdoors in your sunny south-facing backyard, fully fenced and landscaped with fruit trees – perfect for gardening, entertaining, or simply relaxing. Additional highlights include a double attached garage, providing convenient parking and storage. This home combines comfort, functionality, and a fantastic location, making it an excellent choice for those seeking a balanced lifestyle in NW Calgary.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257389    |
| Price          | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,572       |
| Acres          | 0.08        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 266 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 | Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)                                     |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | None                                                                                                                       |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas, Living Room                                                                                                           |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | None                                                                    |
| Lot Description   | Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Vinyl Siding, Wood Frame                                                |
| Foundation        | Poured Concrete                                                         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 1                    |
| Zoning         | R-CG                 |

### Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.