

# \$698,000 - 352 Royal Elm Road Nw, Calgary

MLS® #A2209012

**\$698,000**

4 Bedroom, 4.00 Bathroom, 1,725 sqft  
Residential on 0.08 Acres

Royal Oak, Calgary, Alberta

Stunning Home in Desirable Royal Oak â€“  
Newly Renovated & Painted! Brand new Stove,  
Dishwasher, New high-efficiency furnace and  
50-gallon hot water tank, brand new carpets  
and a new Awning over the deck.

Welcome to 352 Royal Elm Rd. NW, a  
beautifully maintained and renovated home in  
the heart of Royal Oak, offering exceptional  
value and location. Nestled in a quiet, serene  
setting facing a peaceful pond and wooded  
area, this move-in-ready gem is just a 15  
minute walk to the Tuscany LRT station,  
making commuting a breeze.

Step inside to a bright, open floor plan  
featuring gleaming hardwood floors on the  
main level, a spacious family room with a cozy  
gas fireplace, and a separate formal dining  
room perfect for entertaining. The heart of the  
home is a well-appointed kitchen with a walk-in  
pantry, stainless steel appliances, and a  
charming breakfast nook filled with natural  
light.

Upstairs, youâ€™ll find a generous bonus  
room with picturesque pond and forest views,  
three spacious bedrooms, and the  
convenience of a second-floor laundry room.  
The primary bedroom is a true retreat with a  
large walk-in closet and a luxurious en-suite  
bath, complete with a soaker jetted tub.

The fully developed basement offers abundant



space for family activities, a fourth bedroom, a full bathroom, and ample storage.

With warm neutral tones throughout, this home combines comfort, elegance, and practicality in a highly sought-after location—close to shopping, schools, parks, YMCA, bus stops and more.

Don't miss this rare opportunity—come and see it for yourself!

Built in 2002

### Essential Information

MLS® #	A2209012
Price	\$698,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,725
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	352 Royal Elm Road Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5M2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### **Interior**

Interior Features Double Vanity, Quartz Counters, Recessed Lighting, Soaking Tub  
Appliances Dishwasher, Dryer, Electric Range, Garburator, Microwave, Refrigerator, Washer  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Awning(s), Playground, Private Yard  
Lot Description Back Yard, Landscaped  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 7th, 2025  
Days on Market 6  
Zoning R-CG

### **Listing Details**

Listing Office Regent Pointe Realty

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