

# \$889,900 - 275 Royal Elm Road Nw, Calgary

MLS® #A2245656

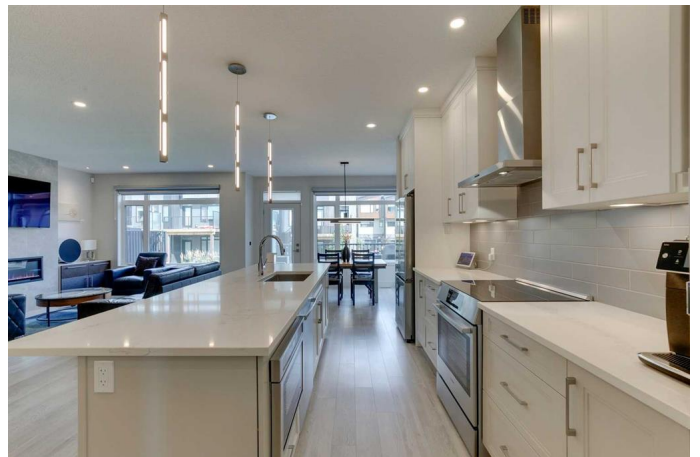
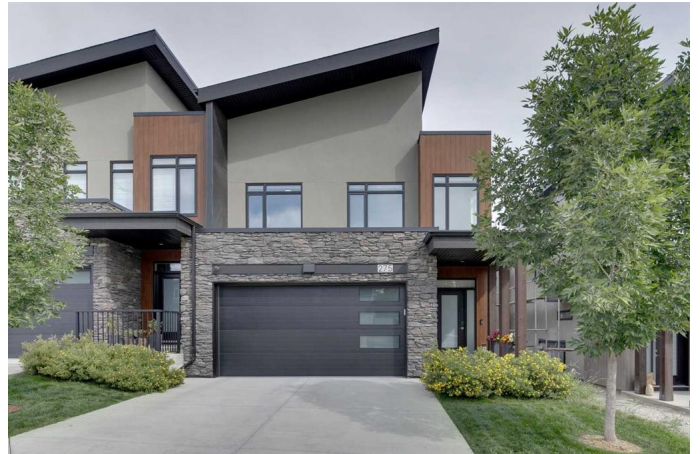
**\$889,900**

4 Bedroom, 4.00 Bathroom, 1,892 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

SPACIOUS and BRIGHT With over \$100,000 in upgrades above Janssen Homesâ€™ already high-end specifications, this executive luxury 4-bedroom, 2-storey walkout-to-grade townhome is a meticulous blend of modern sophistication and natural serenity. An end unit with additional windows to let in the light in and over 2739 square feet of living space that is surrounded by lush greenspace, it offers the perfect balance of comfort, style, and convenience. From the moment you arrive, the exterior impresses with elegant architectural lines, custom no-maintenance facades, and contemporary lighting. Inside, pride of ownership shines throughout with 9â€™ ceilings, wide-plank LVP floors, quartz countertops, custom cabinetry, upgraded lighting, blinds, central air, and countless thoughtful upgrades. The gourmet kitchen is a chefâ€™s dreamâ€”featuring high-end upgraded appliances, an oversized island with extra storage, and seamless flow into the living and dining areas. A striking fireplace feature wall anchors the great room, while a deck with natural gas hookup extends your entertaining space outdoors. Upstairs, the primary retreat offers a spa-inspired ensuite with a soaking tub, glass shower, heated floors, and a generous walk-in closet with built-in cabinetry. The second bedroom is oversized with its own walk-in closet, while the third bedroom doubles perfectly as a home office and there is a full 4 piece bath to complete this floor. The fully finished walkout lower level boasts 9â€™



ceilings, a wet bar with sink and beverage fridge, a fourth bedroom, full bath, family room, and exceptional storageâ€”including a dedicated workshop/craft space and custom shelving. Maybe a family member or guest is staying â€” they would have access to this space without disturbing anyone! Your heated double garage is a true extension of the home, featuring epoxy floors, storage cupboards, shelving, tire racks, wet/dry wall mounted vacuum, and a 50 AMP rough in charging stationâ€”all while still accommodating two vehicles.

Outside, step directly onto a concrete patio and landscaped greenspace. Enjoy access to the ravine, ponds and pathways, nearby parks, tennis courts, restaurants, shopping, the C-Train, and more. This residence is designed for those who demand luxury, convenience, and connection to nature.

Built in 2022

**Essential Information**

MLS® #	A2245656
Price	\$889,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,892
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	275 Royal Elm Road Nw
Subdivision	Royal Oak

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0G8

### **Amenities**

Amenities	Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, In Garage Electric Vehicle Charging Station(s), Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Electric Oven, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Composite Siding, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 20th, 2025
Zoning	DC

### **Listing Details**

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