

\$725,000 - 26 Royal Elm Drive Nw, Calgary

MLS® #A2249897

\$725,000

4 Bedroom, 4.00 Bathroom, 1,698 sqft

Residential on 0.07 Acres

Royal Oak, Calgary, Alberta

Welcome to a beautifully updated family home in the sought after community of Royal Oak. This spacious 1,697 sq ft home masterfully blends modern upgrades with functional living across three finished levels. The main floor features a spacious entryway and an opened concept layout. The heart of the home is the newly renovated kitchen, complete with freshly painted cabinets, expanded countertop, backsplash, stainless steel single basin sink, and new appliances (refrigerator, dishwasher). It flows seamlessly into a casual dining area and a living room anchored by a cozy fireplace. The level is completed with a convenient 2- piece guest powder room and a laundry room with new energy efficient washer and dryer set. Upstairs, you'll find a versatile bonus room perfect for a playroom or home office, as well as 3 bedrooms, and a 4-piece family bath. The primary bedroom boasts double closets and a private 3-piece ensuite. Second and third bedroom are both well-proportioned and spacious for functional use. The recently finished basement is a major highlight, adding a fourth bedroom, a full bath, and a massive rec room, offering endless possibilities for entertainment and relaxation. Step outside to your private, fenced backyard with a composite deck, ideal for summer barbecues. Additional highlights include a new hot water tank, new roller blinds on all windows, refreshed and repainted baseboards and new handrails on all stairs. Enjoy the ultimate convenience of a short walk/drive to



Royal Oak Natural Ravine Park, schools, churches, grocery stores, alongside the Shane Homes YMCA and the adjacent outdoor Athletic Complex (large soccer field) that is being constructed. Excellent transit links including the Tuscany LRT station (under 3 min drive) , and easy highway access to Crowchild and Stoney Trails connect you effortlessly to the entire city.

Built in 2003

Essential Information

MLS® #	A2249897
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,698
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	26 Royal Elm Drive Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5P7

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.