

## 49 Royal Elm Green NW Calgary, Alberta

**MLS # A2230559**



**\$729,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,856 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Membrane	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** None

Welcome to 49 Royal Elm Green NW—where comfort, style, and panoramic views come together in perfect harmony. This beautifully appointed 3-bedroom townhome offers 1,856 square feet of refined living space, designed to elevate your everyday experience with a striking vantage point that captures expansive vistas. Offering remarkable, unobstructed views—you’ll feel connected to nature from every level of the home. Step inside and discover a light-filled, open-concept layout featuring 9-foot ceilings, oversized windows, and sophisticated finishes throughout. The main level features a Flex space ideal for a home office or lounge, opening out to a private patio—your personal retreat for morning coffee or evening relaxation. The chef-inspired kitchen is the heart of the home, showcasing sleek stainless steel appliances, quartz countertops, a generous central island, and stylish cabinetry. Adjacent to the kitchen, the spacious dining area is perfect for hosting guests, while the living room invites you to relax and take in the peaceful surroundings. Upstairs, the primary suite offers a quiet sanctuary complete with a spa-style ensuite, dual vanities, and a glass walk-in shower. Two additional well-sized bedrooms provide flexibility for family, guests, or a dedicated workspace. Additional features include luxury wide-plank flooring, ample storage, a double attached garage, and energy-efficient construction. Residents will also enjoy nearby access to walking paths, parks, and the vibrant community amenities that Royal Oak has to offer. Whether you're basking in the view from your balcony or unwinding in the comfort of your sun-filled living room, this exceptional townhome combines functionality, beauty, and modern convenience in one unforgettable package.