

# **\$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 22  
Zoning R-CG

### Listing Details

Listing Office Regent Pointe 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.