

\$678,999 - 352 Royal Elm Road Nw, Calgary

MLS® #A2209012

\$678,999

4 Bedroom, 4.00 Bathroom, 1,725 sqft

Residential on 0.08 Acres

Royal Oak, Calgary, Alberta

****Price Improvement Alert**** 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	\$678,999
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
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Parking	Double Garage Attached
# of Garages	2

Interior

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

Exterior

Exterior Features	Private Yard, Awning(s), Playground
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	28
Zoning	R-CG

Listing Details

Listing Office	Regent Pointe Realty
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