

# **\$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 13  
Zoning R-CG

### Listing Details

Listing Office Regent Pointe Realty

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