

# \$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, 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	31
Zoning	R-CG

## Listing Details

Listing Office	Regent Pointe Realty
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