


49 Royal Elm Green NW
Calgary, Alberta

MLS # A2230559



\$729,900



Division:	Royal Oak			
Type:	Residential/Five Plus			
Style:	3 (or more) Storey			
Size:	1,856 sq.ft.	Age:	2021 (4 yrs old)	
Beds:	3	Baths:	2 full / 1 half	
Garage:	Double Garage Attached			
Lot Size:	-			
Lot Feat:	Landscaped, Low Maintenance Landscape			
Heating:	Forced Air, Natural Gas		Water:	-
Floors:	Carpet, Tile, Vinyl Plank		Sewer:	-
Roof:	Asphalt Shingle, Membrane		Condo Fee:	\$ 274
Basement:	None		LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame		Zoning:	DC
Foundation:	Poured Concrete		Utilities:	-
Features:	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.