



GRASSROOTS
REALTY GROUP

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87 Royal Elm Way NW
Calgary, Alberta

MLS # A2346739



\$580,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,274 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

20K price reductionWelcome to this beautifully maintained two-story home in the highly sought-after community of Royal Oak, offering exceptional value as one of the lowest-priced double attached garage homes in Northwest Calgary. Step inside to a bright, open-to-above foyer filled with natural light, creating a warm and inviting first impression. The double attached garage provides convenient direct access, while the main floor also features a powder room and a separate laundry and storage room for added functionality. The open-concept main level is designed for both everyday living and entertaining, seamlessly connecting the spacious living room, dining area, and well-appointed kitchen. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a cheater door providing convenient access to the shared full bathroom. The fully finished basement offers even more living space with a large recreation room, versatile flex area, fourth bedroom, and a full third bathroom—perfect for guests, a home office, or growing families. Recent updates were new carpet upstairs(09/2026) Basement repainted(09/2026)Royal Oak is a family-friendly community with excellent elementary and junior high schools just minutes away, as well as an extensive network of walking and biking pathways surrounded by beautiful natural green spaces. Everyday conveniences are right across the street at Royal Oak Centre, where you'll find restaurants, cafés, pubs, Walmart, London Drugs, an Asian grocery store, and a wide variety of shops and services. Commuting is effortless with quick access to the Tuscany C-Train Station and Stoney Trail, providing seamless connections throughout Calgary. Move-in ready and offering an outstanding combination of space, location, and value, this is an incredible opportunity to own in

one of Northwest Calgary's most desirable communities. Book your private showing today!