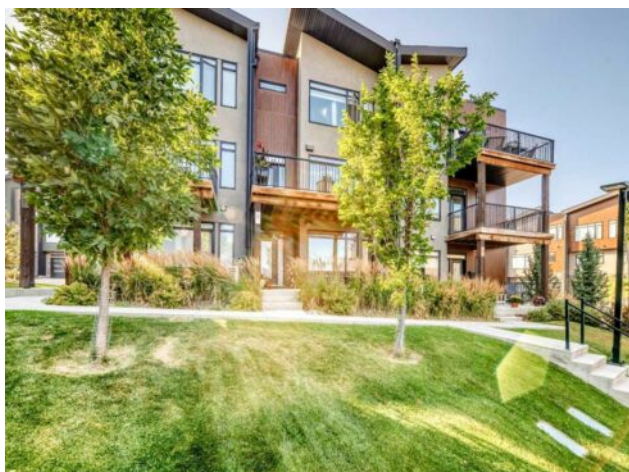


17 Royal Elm Green NW  
Calgary, Alberta

MLS # A2258218



## \$735,900

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,846 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Call Seller Directly

Click brochure link for more details. Discover this beautifully designed 3-storey townhouse offering 3 bedrooms, 2.5 bathrooms, and 1,846 sq ft of stylish living space. Located steps from a serene park and pond with walking trails, this home blends comfort, functionality, and a touch of nature. The lower level features a versatile office space, additional living area, and impressive wall-to-wall bookshelves, plus direct access to the double attached garage. Enjoy the convenience of in-unit laundry and central A/C throughout. The main floor welcomes you with a bright light flooding in from the oversized windows and an airy open-concept layout, perfect for both everyday living and entertaining. The Kitchen offers modern features including quartz countertops and an oversized fridge. The spacious living room features a stylish built-in fireplace framed by custom shelving and a sleek TV nook, creating a cozy yet modern focal point. The balcony off the main level is perfect for morning coffee or evening unwinding. Upstairs, the primary bedroom boasts a 3-piece ensuite and expansive windows, while two additional bedrooms share a 4-piece bath. This home is ideal for those seeking space, style, and a location that offers both urban convenience and outdoor tranquility.