17 Royal Elm Green NW

Calgary | Active | MLS® A2336505

$684,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2019**	**1,887.87 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Solutions

A closer look

Great New Price! Rarely do you find a pristine, upgraded, professionally decorated and designed townhouse in the popular community of Royal Oak. Well, look no further as this sunny beautiful large townhouse is looking for a new owner. Welcome to 17 Royal Elm Green NW. Walking in the lower level you are greeted with a super cozy family room with high ceilings, built ins, additional storage and an entrance to your double attached garage. Walking up the stairs you are met with a large main level with LVP flooring perfect for all your every day needs as well as any entertaining. On the one side is a large living room with built-ins, fireplace and a great spot to curl up on the couch and watch all your favourite tv shows and movies. Enjoy the large windows that feel like an extension of this space with unobstructed views of the courtyard and not one single other unit facing you. The heart of the main floor is an awesome kitchen boasting quartz countertops, large island, stainless steel appliance including gas stove, big pantry and lots of prep and storage space. On the other side is a big dining area perfect for family meals with lots of room for additional seating. A two piece bath and laundry room complete the level. As we head upstairs you will find custom bookshelves in the hall as well as two good size bedroom and a four piece bath. Around the corner is your large primary bedroom with three piece en-suite and huge walk-in closet. Enjoy waking up every morning with those unobstructed views of the courtyard once again that never gets old. As we head back downstairs, pop out to the large deck to enjoy the sun, a morning coffee or if its noon somewhere a nice cold beer. Once its time to head back inside, stay nice and cool with your A/C. Not too often do amazing units like this hit the market so don't delay and book a showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336505
Bedrooms	3
Bathrooms	3
Year Built	2019
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	3 (or more) Storey
Total Living Area:	1,887.87 sq. ft.
Main Level Finished Area:	769.83 sq. ft.
Upper Level Finished Area:	769.83 sq. ft.
Condo Fee:	$310.15
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2019 (Age: 7)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2011246
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Four Plex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Royal Oak
Amenities:	Snow Removal, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Dining Room · 12'2" × 10' ·
Main Floor	Living Room · 18'10" × 15'3" ·
Main Floor	Laundry · 5'6" × 3'1" ·
Main Floor	Kitchen · 13'5" × 12'2" ·

Upper Level	Bedroom - Primary · 14'1" × 12' ·
Upper Level	Bedroom · 13'6" × 9'5" ·
Upper Level	Bedroom · 11'6" × 9'4" ·
Lower Level	Family Room · 12' × 11' ·
Lower Level	Foyer · 13'10" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Courtyard
Patio And Porch Features:	Deck
Lot Features:	Low Maintenance Landscape, No Back Lane, Yard Drainage
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Aug 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/17-royal-elm-green-nw-calgary-a2336505/

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