

# \$494,900 - 19 Royal Elm Green Nw, Calgary

MLS® #A2243949

**\$494,900**

2 Bedroom, 1.00 Bathroom, 1,151 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

**\*\*OPEN HOUSE SEPT 20, 2-4PM \*\*\*** Your EXTRAORDINARY LIFESTYLE in The Ravines awaits! This very special unit (only three in the entire complex) has everything you are looking for! Start with the great interior location FACING GREENSPACE, where you can enjoy your morning coffee amongst the gardens of the LOWER COVERED PATIO, or from your UPPER COVERED DECK. The entry level has a fantastic FLEX space - great for a home office, den or workout space with large window, storage, w/direct entry to your single ATTACHED garage, a spacious 11'3x20'7. SINGLE LEVEL LIVING is what the main floorplan offers - OPEN CONCEPT Kitchen/living/dining with tall ceilings and oversized window to VIEW of the PRIVATE GREENBELT within this exclusive complex. Living room features MODERN electric FIREPLACE (an upgrade!) & VINYL PLANK flooring w/full glass door to upper deck, where you have plenty of room for BBQ (w/GAS LINE)& lighting, for relaxing or entertaining. Kitchen exceeds expectations with UPGRADED appliance package, QUARTZ countertop, room for counter stools, filtered water, LOADS OF STORAGE. PRIMARY bedroom with windows on two sides enjoying corner natural light, with cheater ensuite door to 4-pc bathroom. 2nd bedroom has room for queen bed. Laundry conveniently located on this level. To complete your lifestyle, CENTRAL AC keeps you cool all summer long. This unit is designed for all ages looking



for a LOW MAINTENANCE lifestyle in a well-built JANSSEN HOME, steps to walking paths and LRT, short drive to shopping, restaurants and Stoney Trail.

Built in 2019

### Essential Information

MLS® #	A2243949
Price	\$494,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,151
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	19 Royal Elm Green Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0G8

### Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Garage Faces Rear, Insulated, Secured, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

	Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Lot Description	Back Lane, Corner Lot, Garden, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle, Membrane
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 31st, 2025
Days on Market	49
Zoning	DC

## Listing Details

Listing Office	Royal LePage Solutions
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