

\$429,900 - 21 Royal Elm Green Nw, Calgary

MLS® #A2139603

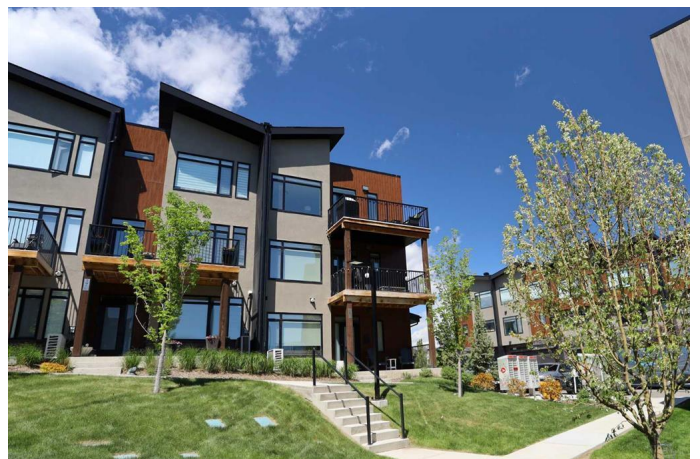
\$429,900

2 Bedroom, 1.00 Bathroom, 1,248 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Opportunity knocks here in the upscale condo project from Janssen Homes—welcome to RAVINES OF ROYAL OAK! With its stylish West Coast contemporary design & sleek finishing, you™ll love this beautiful 2 bedroom stacked townhome with its expansive windows & 9ft ceilings, Torlys luxury vinyl plank flooring, custom quartz countertops & wide open views of the courtyard & surrounding neighbourhood. Drenched in natural light, the upper level of this fantastic air-conditioned home is a free-flowing open concept space with sun-drenched living room with huge windows, dining room with large pantry & gorgeous kitchen with full-height cabinetry & subway tile backsplash, loads of counterspace & Samsung stainless steel appliances including brand new microwave/hoodfan (2024). Both of the 2 West-facing bedrooms are a super size & feature sensational windows. The full bath has quartz counters & tile floors, with separate private access from the master bedroom. Insuite laundry with space-saving Samsung washer & dryer. For your outdoor enjoyment, sit back & relax on the large balcony complete with vinyl decking & natural gas line for your BBQ. An alcove on the main level is the perfect spot for your home office, & there is a large closet & access into your insulated & drywalled single garage. Additional features include undermount sinks in the kitchen & bathroom, soft-close doors & drawers with full extension glides, custom roller blinds & wood



shelving in the closets. Premium top-grade construction with Argon-filled/low-E aluminum-clad windows & R50 attic insulation, wall-framing members 16" on centre & low-maintenance exterior with acrylic stucco (complete with underlying "Rainscreen" protection) & European Sagiwall vertical plank siding. Unbeatable location next to winding ravines & wetland ponds, within walking distance to bus stops & just minutes to the LRT, & quick easy access to shopping, schools, Shane Homes YMCA, Crowfoot Centre & downtown.

Built in 2021

Essential Information

MLS® #	A2139603
Price	\$429,900
Sold Price	\$420,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,248
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	21 Royal Elm Green Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0G8

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Garage Faces Front, Single Garage Attached

Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Corner Lot, Low Maintenance Landscape, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 15th, 2024
Days on Market	31
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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