



**GRASSROOTS**  
REALTY GROUP

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**69 Royal Elm Mews  
Calgary, Alberta**

**MLS # A2237552**



**\$619,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Includes all furniture currently located in the Property, as requested by the Buyer(s).

Welcome to this well-located 2-storey home in the desirable community of Royal Oak, tucked away on a quiet cul-de-sac in a safe, family-friendly neighbourhood. This home offers 3 bedrooms, 2.5 bathrooms, an attached double garage, and an unfinished walkout basement, making it an excellent opportunity for first-time buyers, growing families, or investors. The basement provides excellent potential for future development and may accommodate a secondary suite (subject to city approval and permits). Enjoy a private backyard with a mature apple tree, perfect for outdoor gatherings, and a back porch for relaxing evenings. Additional highlights include transit accessibility, nearby pathways, ponds, and bike paths, and close proximity to schools, shopping and a 5-minute proximity to largest YMCA in Calgary. Furniture may be included at the buyer's request, offering added value and convenience. Priced to sell, this property is a fantastic opportunity to own in one of NW Calgary's most sought-after communities. Don't miss this opportunity! Book your private showing today!