



**69 Royal Elm Mews
Calgary, Alberta**

MLS # A2237552



\$619,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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!