



**8 Royal Elm Way NW
Calgary, Alberta**

MLS # A2270453

\$595,000



Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,286 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Off Street, On Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	Call Seller Directly		

Click brochure link for more details. One of the lowest priced detached homes in Royal Oak NW. Corner Lot. RV Parking w/gate. Welcome to this charming 3 bedrooms, 2 baths family home with an open floor plan that enjoys an abundance of natural light. The spacious living room features a gas fireplace and large windows. Bright kitchen offering plenty of cabinets and large kitchen nook. From the kitchen, you will have access to privately landscaped backyard that is perfect for entertaining. Large cedar deck with incredible interlocking stone patio with fire pit. On the upper floor, you will find 3 bedrooms. The master boasts a walk-in closet and jetted tub. Other features include main-floor laundry, central vac, a double attached garage and room for a RV or boat. Close to YMCA, Tuscany LRT, shopping amenities, schools, and parks.