

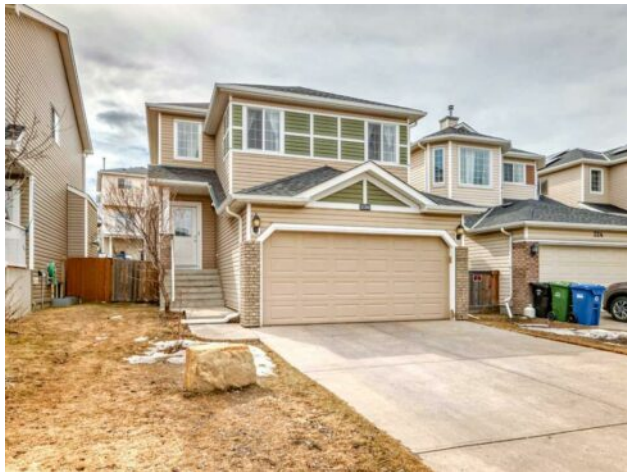


**GRASSROOTS**  
REALTY GROUP

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**220 Royal Elm Road NW**  
**Calgary, Alberta**

**MLS # A2204015**



**\$669,999**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,519 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

OPEN HOUSE SUNDAY APRIL 13th - 1:00pm to 4:00pm - CHARMING ROYAL OAK GEM WITH SW FACING YARD AND FRESH UPDATES! Welcome to this well-kept 3-bedroom, 2.5-bathroom home in the sought-after community of Royal Oak! Offering 1,519 sq ft of thoughtfully designed living space, this home combines comfort, convenience, and privacy in one fantastic package. Step inside to discover brand-new flooring the main floor and all three bathrooms, as well as and fresh paint throughout, giving the entire home a modern, move-in ready feel. The main floor is bright and welcoming, featuring an open layout and recently updated kitchen appliances - complete with an electric range, powerful 800 CFM hood fan, and newer washer & dryer tucked away for easy access. Hot water tank has also been replaced in the last 2 years, and smart NEST thermostat added for extra savings on your utility bill! Upstairs, you'll find three spacious bedrooms, including a lovely primary suite with its own ensuite bath. The third bedroom sits on the front of the home, and has been updated (with permits) to offer the ability to give you the flexibility to use this space as a living space or bedroom. The unfinished basement is ready for your personal touch—whether you dream of a cozy media room, home gym, or extra living space. Outside, enjoy sunny afternoons in the southwest-facing backyard, or take advantage of the front-attached garage and central air conditioning—a rare and welcome addition for Calgary summers. Location perks? Plenty. This home sits on a quiet, private section of Royal Oak, just steps from the ravine, with a comfortable stroll to both the C-Train station and YMCA Rocky Ridge, top-rated schools, and unbeatable access to Stoney Trail and Crowchild Trail for a quick commute anywhere in the city. Whether you're looking for

your first home or a smart move-up option in an established neighborhood, this one checks all the boxes. Come see why Royal Oak living is all about balance&mdash;peaceful surroundings with urban convenience right at your fingertips! Ready to view? Let&rsquo;s make it happen.