

# \$595,000 - 8 Royal Elm Way Nw, Calgary

MLS® #A2270453

## \$595,000

3 Bedroom, 2.00 Bathroom, 1,286 sqft  
Residential on 0.10 Acres

Royal Oak, Calgary, Alberta

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.

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2270453  |
| Price          | \$595,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,286     |
| Acres          | 0.10      |



|            |             |
|------------|-------------|
| Year Built | 2003        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8 Royal Elm Way Nw |
| Subdivision | Royal Oak          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3G 5M2            |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 4                                                                |
| Parking        | Double Garage Attached, Off Street, On Street, RV Access/Parking |
| # of Garages   | 2                                                                |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator                |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas, Insert                                                                                   |
| Has Basement      | Yes                                                                                           |
| Basement          | Full                                                                                          |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard                                      |
| Lot Description   | Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level, Irregular Lot |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                               |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 17th, 2025 |
| Days on Market | 2                   |
| Zoning         | R-CG                |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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