

\$494,900 - 19 Royal Elm Green Nw, Calgary

MLS® #A2243949

\$494,900

2 Bedroom, 1.00 Bathroom, 1,151 sqft

Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Your EXTRAORDINARY LIFESTYLE in The Ravines awaits! This very special unit (only three in the entire complex) has everything you are looking for! Start with the great interior location FACING GREENSPACE, where you can enjoy your morning coffee amongst the gardens of the LOWER COVERED PATIO, or from your UPPER COVERED DECK. The entry level has a fantastic FLEX space - great for a home office, den or workout space with large window, storage, w/direct entry to your single ATTACHED garage, a spacious 11'3x20'7. SINGLE LEVEL LIVING is what the main floorplan offers - OPEN CONCEPT Kitchen/living/dining with tall ceilings and oversized window to VIEW of the PRIVATE GREENBELT within this exclusive complex. Living room features MODERN electric FIREPLACE (an upgrade!) & VINYL PLANK flooring w/full glass door to upper deck, where you have plenty of room for BBQ (w/GAS LINE)& lighting, for relaxing or entertaining. Kitchen exceeds expectations with UPGRADED appliance package, QUARTZ countertop, room for counter stools, filtered water, LOADS OF STORAGE. PRIMARY bedroom with windows on two sides enjoying corner natural light, with cheater ensuite door to 4-pc bathroom. 2nd bedroom has room for queen bed. Laundry conveniently located on this level. To complete your lifestyle, CENTRAL AC keeps you cool all summer long. This unit is designed for all ages looking for a LOW MAINTENANCE lifestyle in a



well-built JANSSEN HOME, steps to walking paths and LRT, short drive to shopping, restaurants and Stoney Trail.

Built in 2019

Essential Information

MLS® #	A2243949
Price	\$494,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,151
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	19 Royal Elm Green Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0G8

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Secured, Single Garage Attached, Garage Faces Rear, Insulated
# of Garages	1

Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings,

	Induction Cooktop
Heating	Forced Air, Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Lot Description	Back Lane, Corner Lot, Garden, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle, Membrane
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	69
Zoning	DC

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.