

\$675,000 - 30 Royal Elm Drive Nw, Calgary

MLS® #A2263168

\$675,000

3 Bedroom, 3.00 Bathroom, 1,282 sqft

Residential on 0.07 Acres

Royal Oak, Calgary, Alberta

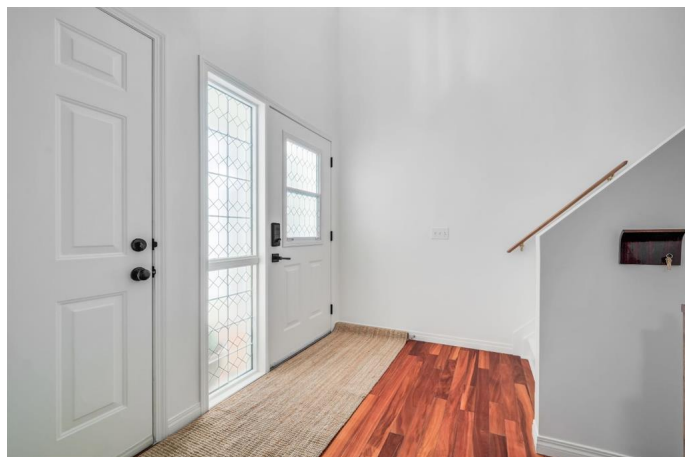
Welcome to this exceptional 2-storey home located on a quiet, family-friendly street in the desirable community of Royal Oak. This beautifully upgraded property blends smart home features, designer finishes, and outdoor luxury offering a unique lifestyle just steps from nature and top amenities.

Inside, youâ€™re greeted by a dramatic 18-ft entryway with wood beam accents and rich hardwood flooring. The open concept kitchen, dining, and living area is an entertainerâ€™s dream featuring waterfall granite countertops, full-height cabinetry, upgraded hardware, and built-in wine and coffee stations with live edge wood shelving. A smart Samsung gas range, Bluetooth appliances, and LG ThinQ smart washer/dryer (with voice control compatibility) add true convenience.

Upstairs, you will find 3 spacious bedrooms and an upgraded 4-piece bath that has access from both the primary bedroom and the hallway.

The fully finished basement impresses with a spa like bathroom complete with in floor heating (app-controlled), Bluetooth light/speaker fan, heated/illuminated mirror, and double rain shower heads. The lower level is finished with luxury vinyl plank flooring, elegant arches, and limewash style painted walls for a designer touch. The basement living area can also be used as a 4th bedroom if needed as it is equipped with a sliding barn door, window, and large closet area.

Step outside to a private backyard oasis:



privacy walls double as garden beds and built-in seating around a fire area. A custom pergola, and a stunning Arctic Spa saltwater hot tub (ultra-efficient, Bluetooth speakers, waterfall, and Aquatremor therapy system) elevate your outdoor living.

With easy access to the mountains, the Tuscany c-train station, Bearspaw Country Club, and all major roads, this location can't be beat. Book your showing today!

Built in 2003

Essential Information

MLS® #	A2263168
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,282
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	30 Royal Elm Drive Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5P7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

of Garages 2

Interior

Interior Features Closet Organizers, Granite Counters, Open Floorplan, Smart Home
Appliances Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator,
Washer/Dryer
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Electric, Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Landscaped
Roof Asphalt
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 16th, 2025
Days on Market 1
Zoning R-CG

Listing Details

Listing Office RE/MAX iRealty Innovations

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.