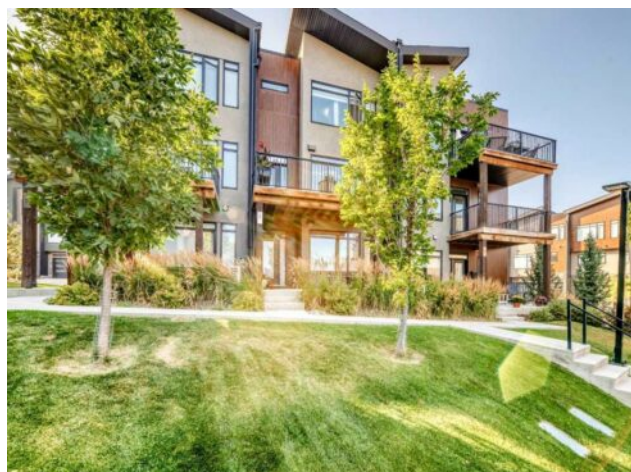


**17 Royal Elm Green NW
Calgary, Alberta**

MLS # A2258218



\$765,900

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,846 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	See Remarks, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Call Seller Directly

Click brochure link for more details. Discover this beautifully designed 3-storey townhouse offering 3 bedrooms, 2.5 bathrooms, and 1,846 sq ft of stylish living space. Located steps from a serene park and pond with walking trails, this home blends comfort, functionality, and a touch of nature. The lower level features a versatile office space, additional living area, and impressive wall-to-wall bookshelves, plus direct access to the double attached garage. Enjoy the convenience of in-unit laundry and central A/C throughout. The main floor welcomes you with a bright light flooding in from the oversized windows and an airy open-concept layout, perfect for both everyday living and entertaining. The Kitchen offers modern features including quartz countertops and an oversized fridge. The spacious living room features a stylish built-in fireplace framed by custom shelving and a sleek TV nook, creating a cozy yet modern focal point. The balcony off the main level is perfect for morning coffee or evening unwinding. Upstairs, the primary bedroom boasts a 3-piece ensuite and expansive windows, while two additional bedrooms share a 4-piece bath. This home is ideal for those seeking space, style, and a location that offers both urban convenience and outdoor tranquility.