

\$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

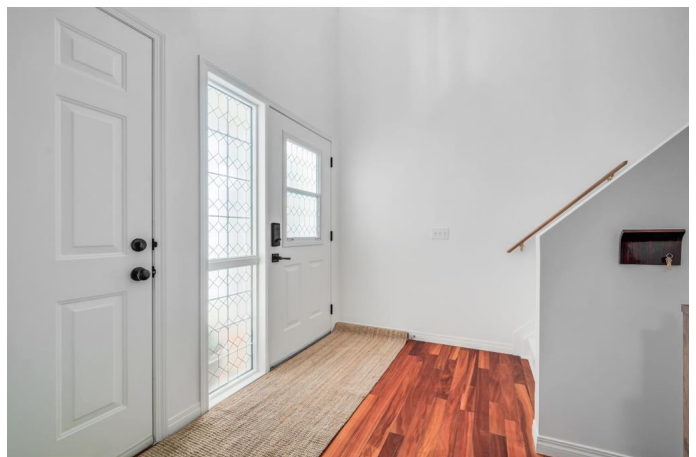
Royal Oak, Calgary, Alberta

****OPEN HOUSE Sunday October 19th
11am-1pm.**** 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, you'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 entertainer'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
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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	6
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
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