



## 69 Royal Elm Mews Calgary Alberta

\$619,000

Welcome to this well-located 2-storey home in the desirable community of Royal Oak, tucked away on a quiet cul-de-sac in a safe, family-friendly neighbourhood. This home offers 3 bedrooms, 2.5 bathrooms, an attached double garage, and an unfinished walkout basement, making it an excellent opportunity for first-time buyers, growing families, or investors. The basement provides excellent potential for future development and may accommodate a secondary suite (subject to city approval and permits). Enjoy a private backyard with a mature apple tree, perfect for outdoor gatherings, and a back porch for relaxing evenings. Additional highlights include transit accessibility, nearby pathways, ponds, and bike paths, and close proximity to schools, shopping and a 5-minute proximity to largest YMCA in Calgary. Furniture may be included at the buyer's request, offering added value and convenience. Priced to sell, this property is a fantastic opportunity to own in one of NW Calgary's most sought-after communities. Don't miss this opportunity! Book your private showing today!

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Primary Bedroom 12.69 Ft x 11.40 Ft

Bedroom 12.15 Ft x 11.46 Ft

Bedroom 10.72 Ft x 11.14 Ft

Other 5.14 Ft x 6.20 Ft

4pc Bathroom 8.09 Ft x 4.91 Ft

4pc Bathroom 5.18 Ft x 8.42 Ft

Foyer 7.11 Ft x 13.54 Ft

Kitchen 7.53 Ft x 10.41 Ft

Dining room 6.55 Ft x 9.01 Ft

Living room 19.54 Ft x 17.27 Ft

Other 10.56 Ft x 6.47 Ft

2pc Bathroom 4.92 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

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