

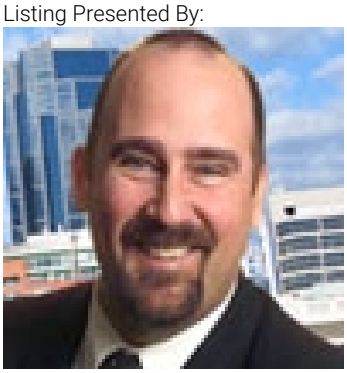
87 Royal Elm Way Calgary Alberta

$570,000

30K price reductionWelcome to this beautifully maintained two-story home in the highly sought-after community of Royal Oak, offering exceptional value as one of the lowest-priced double attached garage homes in Northwest Calgary. Step inside to a bright, open-to-above foyer filled with natural light, creating a warm and inviting first impression. The double attached garage provides convenient direct access, while the main floor also features a powder room and a separate laundry and storage room for added functionality. The open-concept main level is designed for both everyday living and entertaining, seamlessly connecting the spacious living room, dining area, and well-appointed kitchen. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a cheater door providing convenient access to the shared full bathroom. The fully finished basement offers even more living space with a large recreation room, versatile flex area, fourth bedroom, and a full third bathroom--perfect for guests, a home office, or growing families. Recent updates were new carpet upstairs(09/2026) Basement repainted(09/2026)Royal Oak is a family-friendly community with excellent elementary and junior high schools just minutes away, as well as an extensive network of walking and biking pathways surrounded by beautiful natural green spaces. Everyday conveniences are right across the street at Royal Oak Centre, where you'll find restaurants, cafes, pubs, Walmart, London Drugs, an Asian grocery store, and a wide variety of shops and services. Commuting is effortless with quick access to the Tuscany C-Train Station and Stoney Trail, providing seamless connections throughout Calgary. Move-in ready and offering an outstanding combination of space, location, and value, this is an incredible opportunity to own in one of Northwest Calgary's most desirable comm...

Primary Bedroom 12.58 Ft x 11.17 Ft
Other 8.17 Ft x 3.92 Ft
4pc Bathroom 8.58 Ft x 4.92 Ft
Bedroom 13.50 Ft x 8.92 Ft
Bedroom 11.50 Ft x 9.92 Ft
Recreational, Games room 13.92 Ft x 12.92 Ft
Furnace 7.00 Ft x 5.58 Ft
Storage 7.00 Ft x 3.00 Ft
Kitchen 8.92 Ft x 8.92 Ft
Living room 13.00 Ft x 11.00 Ft
Dining room 9.00 Ft x 7.00 Ft
2pc Bathroom 7.42 Ft x 2.92 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Bedroom 12.92 Ft x 7.42 Ft

3pc Bathroom 6.25 Ft x 4.58 Ft

Other 14.92 Ft x 7.50 Ft

Foyer 9.00 Ft x 8.00 Ft

Laundry room 8.42 Ft x 5.92 Ft