

1331, 8810 Royal Birch Boulevard NW

Calgary, Alberta

MLS # A2274564



\$328,000

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|-------------|---|------------|-----------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 556 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-C2 d120 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Elevator | | |
| Inclusions: | N/A | | |

2 PARKING STALLS | ALL UTILITIES INCLUDED | 953 SQ FT | 2 BEDS & 2 BATHS | Welcome to this bright and inviting large 2 bedroom, 2 bathroom condo in the sought-after community of Royal Oak. Thoughtfully designed, this home combines comfort, functionality, and convenience. Inside, you’ll find a spacious primary retreat that comfortably fits a king bed, complete with a walk-in closet and private ensuite. Both bedroom windows are soundproofed for a peaceful night’s rest. This unit includes a dedicated laundry room with storage space and a custom-built linen closet, adding extra storage and organization to condo living. Enjoy the sunshine all day long with your south-facing exposure and partial mountain views from the balcony. This home also comes with two parking stalls – one secure underground and a second surface stall located conveniently by the front door. A major bonus is that all utilities are included in the condo fees (heat, electricity and water included - you just need internet!), keeping costs affordable. Set in the heart of Royal Oak, you’ll love having shops, groceries, cafes, a YMCA, the Royal Oak Shopping Centre, and everyday amenities just steps from your building. Plus, easy access to Stoney Trail and major routes for a quick commute. Whether you’re a first-time buyer, downsizer, or investor, this condo offers unbeatable value in one of Calgary’s most desirable communities.