

# \$374,900 - 1304, 8810 Royal Birch Boulevard Nw, Calgary

MLS® #A2193855

**\$374,900**

2 Bedroom, 2.00 Bathroom, 945 sqft  
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

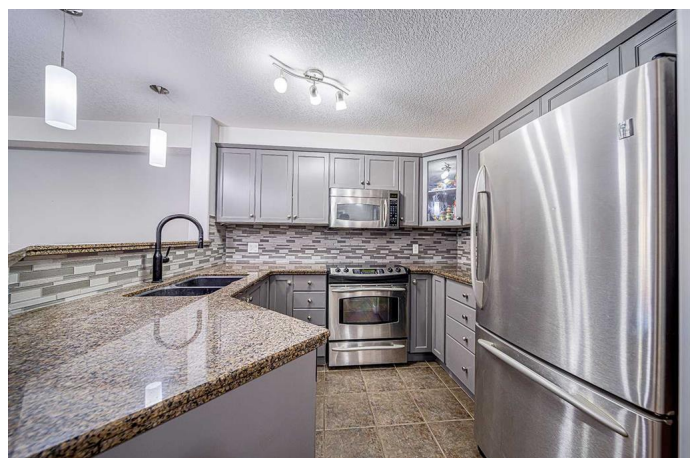
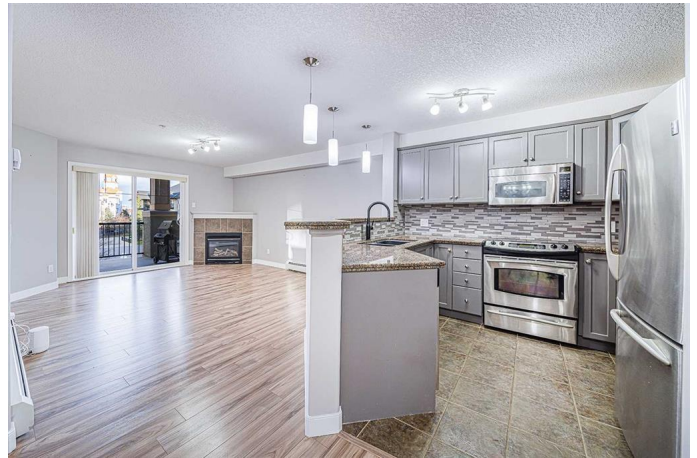
Welcome to this spacious 2-bedroom, 2-bathroom with 2 TITLED UNDERGROUND PARKING (SIDE BY SIDE) condo. The reasonable CONDO FEE COVERS ALL UTILITIES including ELECTRICITY for relative cost.

The open concept floor plan includes a spacious living room with newer laminate flooring and cozy corner gas fireplace and dedicated dining area. Also, a larger covered balcony, with gas line making it perfect for your bbq, ideal for entertaining or relaxing.

Both bedrooms offer excellent closet space, with the primary bedroom boasting a walk-through closet and a private en-suite. The second bedroom is versatile, perfect for guests, children, or a home office. A full second bathroom and an in-suite laundry room with additional storage enhance the functionality of this unit.

Easy access to nearby public transit, schools, shopping and dining, parks and pathways, golf, YMCA, Royal Oak Shopping Centre. Also, there is the Royal Oak School (K-3) and William D. Pratt School (4-9) just steps away from the building. The private School of Renert School (K-12) is within 5 minutes driving distance

Don't miss it out and Book your showing today!!



Built in 2005

## Essential Information

MLS® #	A2193855
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	945
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	1304, 8810 Royal Birch Boulevard Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A9

## Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	2
Parking	Parkade, Side By Side, Underground

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

# of Stories 4

## Exterior

Exterior Features Balcony, BBQ gas line

Construction Brick, Stucco, Wood Frame

## Additional Information

Date Listed February 12th, 2025

Days on Market 52

Zoning M-C2

## Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.