

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

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MLS® #A2193855

**\$374,900**

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

Royal Oak, Calgary, Alberta

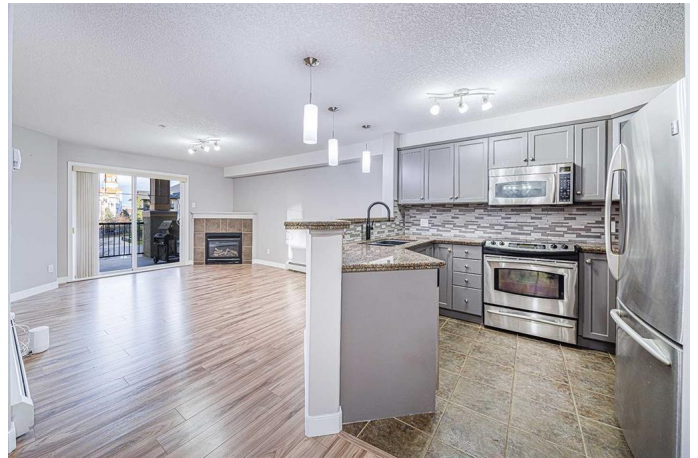
Welcome to this spacious 2-bedroom, 2-bathroom with 2 TITLED UNDERGROUND PARKING (SIDE BY SIDE) condo. The reasonable CONDO FEE COVERS ALL UTILITIES including ELECTRICITY for relative cost.

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

Donâ€™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       83  
Zoning                 M-C2

## Listing Details

Listing Office         CIR Realty

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