

# \$325,000 - 1304, 8810 Royal Birch Boulevard Nw, Calgary

MLS® #A2110123

**\$325,000**

2 Bedroom, 2.00 Bathroom, 944 sqft  
Residential on 0.00 Acres

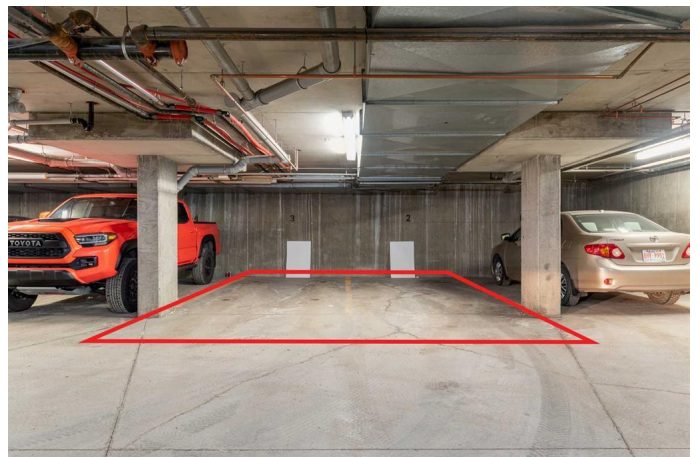
Royal Oak, Calgary, Alberta

Discover a new way of life in in Royal Oak! 2 BEDROOMS | 2 BATHROOMS | 2 TITLED PARKING. This beautiful home offers an open concept layout of the kitchen and living area including a larger covered balcony making it perfect for entertaining guests. Inside you have a large living space including a cozy corner gas fireplace and dedicated dining area. The spacious primary bedroom comes equipped with a walk-in closet, as well as your own personal 3pc ensuite. The second bedroom works great for roommates, kids, guests, or as an office space. There is a second 4pc shared bathroom and in-suite laundry room with additional storage. Newer Laminate flooring runs through the entire living/dining area and bedrooms. Park both of your vehicles in the RARE TWO TITLED side by side heated underground parking. The reasonable condo fees cover all utilities including Electricity for relative cost certainty. Within close walking distance to transit, retail, groceries, dining, medical and YMCA as well as quick access to schools and highways!

Built in 2005

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2110123  |
| Price      | \$325,000 |
| Sold Price | \$350,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 944         |
| Acres          | 0.00        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

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

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Other                                      |
| Parking Spaces | 2                                          |
| Parking        | Parkade, Side By Side, Titled, Underground |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, Walk-In Closet(s)                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Family Room, Gas, Glass Doors, Tile                                                           |
| # of Stories      | 4                                                                                             |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Wood Frame            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2024 |
| Date Sold      | March 6th, 2024     |
| Days on Market | 7                   |
| Zoning         | M-C2 d120           |
| HOA Fees       | 0.00                |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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