

\$259,900 - 1104, 8810 Royal Birch Boulevard Nw, Calgary

MLS® #A2117244

\$259,900

2 Bedroom, 1.00 Bathroom, 854 sqft
Residential on 0.00 Acres

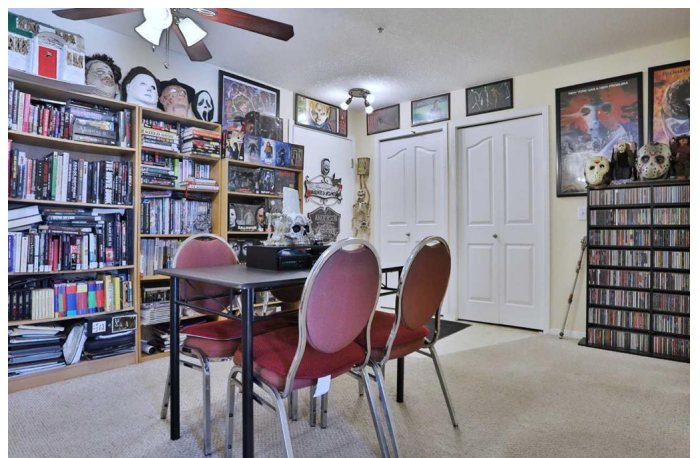
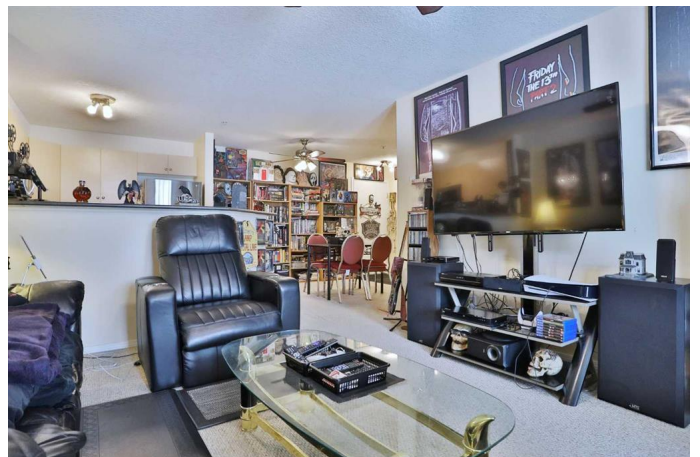
Royal Oak, Calgary, Alberta

Amazing opportunity here in the popular ROYAL OAK POINTE condo project in Royal Oak, just steps to Royal Oak Centre shopping, bus stops & only minutes to Shane Homes YMCA & Stoney Trail. This great-sized main floor unit enjoys airy open concept floorplan, 2 bedrooms & full bath, covered patio & titled underground parking for your exclusive use. Spacious & cozy living room with corner gas fireplace & sliding doors to the Northeast-facing patio, dining area with large pantry & functional kitchen with loads of cabinet space & stainless steel appliances. Both bedrooms are a terrific size & both have excellent closet space. Full bathroom with shower/tub combo. Insuite laundry/storage room with space-saving GE washer & dryer. Don't worry about separate heat, water/sewer & electricity bills because they are all included in your monthly condo fees. Prime location in this pet-friendly building, conveniently right next to a stairwell which leads both to the outside & down to the parkade to your parking stall which is only steps from the stairwell. And there you have it...your next home ready & waiting for you!

Built in 2005

Essential Information

MLS® # A2117244



Price	\$259,900
Sold Price	\$285,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	854
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1104, 8810 Royal Birch Boulevard Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A9

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
# of Stories	4
Basement	None

Exterior

Exterior Features	None
Lot Description	Corner Lot, Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 18th, 2024
Days on Market	7
Zoning	M-C2 d120
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.