

\$325,000 - 1305, 8810 Royal Birch Boulevard Nw, Calgary

MLS® #A2128456

\$325,000

2 Bedroom, 2.00 Bathroom, 853 sqft
Residential on 0.00 Acres

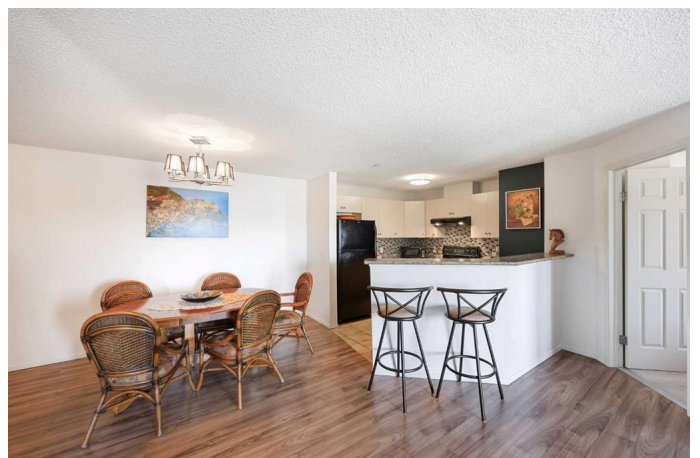
Royal Oak, Calgary, Alberta

Welcome to your new home in the desirable Royal Oak complex, a vibrant community perfect for a dynamic lifestyle. This stunning 3rd floor unit features 2 bedrooms and 2 bathrooms, providing ample space for comfort and privacy. Enjoy the convenience of a titled underground parking space and easy access to nearby transit, shopping, and dining options at Royal Oak Centre. The open concept floor plan includes a spacious living room with newer laminate flooring and sliding doors leading to a large, covered balcony, with gas line for your bbq, ideal for entertaining or relaxing. The dining area adjoins a functional kitchen with ample cabinet space.

Both bedrooms offer excellent closet space, with the primary bedroom boasting a walk-through closet and a private ensuite. 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.

This pet-friendly building is ideally positioned, providing quick access to Shane Homes YMCA, schools, and Stoney Trail. Enjoy the ease of having all utilities covered by the condo fees, ensuring cost certainty and convenience.

Experience the perfect blend of comfort, style, and convenience in this beautiful Royal Oak residence. Schedule your viewing today and



see why this should be your next home!

Built in 2005

Essential Information

MLS® #	A2128456
Price	\$325,000
Sold Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	853
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1305, 8810 Royal Birch Boulevard Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A9

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Frame

Additional Information

Date Listed	May 4th, 2024
Date Sold	May 15th, 2024
Days on Market	10
Zoning	M-C2 d120
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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