

\$356,000 - 1406, 8810 Royal Birch Boulevard Nw, Calgary

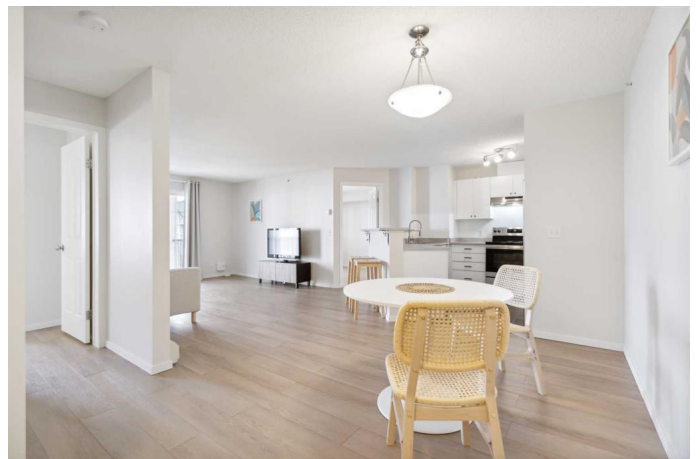
MLS® #A2151207

\$356,000

2 Bedroom, 2.00 Bathroom, 854 sqft
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Welcome to this TOP FLOOR condo in Royal Oak ! Discover vibrant community living in the desirable Royal Oak complex (Royal Oak Pointe).Â This quiet, interior-facing unit offers a peaceful retreat.Â The stunning unit features 2 bedrooms and 2 bathrooms, offering fresh paint, new luxury vinyl plank flooring throughout. This home is move-in ready. The completely redone kitchen boasts new countertops, appliances, and cabinets, making meal preparation a joy. The open-concept floor plan includes a spacious living room with sliding doors leading to a large, covered balconyâ€”perfect for entertaining or relaxing. The dining area adjoins the kitchen with ample space. Both bedrooms offer excellent closet space, with the primary bedroom featuring a walk-through closet and a private ensuite. The second bedroom is versatile, ideal 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. Enjoy the convenience of a titled underground parking stall and easy access to nearby transit, shopping, and dining options at Royal Oak Centre. This pet-friendly building is ideally positioned, providing quick access to Shane Homes YMCA, Tuscany Station, and Stoney Trail. The Royal Oak School (K-3) and William D. Pratt School (4-9) are just steps away from the building. The private School of Renert School (K-12) is within 5 minutes



driving distance .Enjoy the ease of having all utilities covered by the condo fees, ensuring cost certainty and convenience. Donâ€™t miss out on this great opportunity to own one of the best units in the building. Experience the perfect blend of comfort, style, and convenience in this beautiful Royal Oak residence.

Built in 2005

Essential Information

MLS® #	A2151207
Price	\$356,000
Sold Price	\$339,300
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	854
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1406, 8810 Royal Birch Boulevard Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A9

Amenities

Amenities	None
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Street Lighting
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	July 19th, 2024
Date Sold	August 3rd, 2024
Days on Market	15
Zoning	M-C2 d120
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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