

\$345,000 - 1208, 8810 Royal Birch Boulevard Nw, Calgary

MLS® #A2156509

\$345,000

2 Bedroom, 2.00 Bathroom, 859 sqft
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Welcome to a fantastic 2 bedroom home in Royal Oak Pointe - a perfect combination of indoor and outdoor living! Featuring the most sought-after two bed/ two bath floor plan, this clean, owner-occupied home also holds a coveted courtyard-facing location. It's placement in the building is perfect - away from the bustle of the elevators plus protected from the noise of traffic on Royal Birch and Country Hills Boulevards. It also has real-wood maple cabinets, prime heated indoor parking, fireplace, in-suite laundry with storage, and a spacious covered balcony! The layout is spacious yet efficient with room and flexibility for any lifestyle. The roomy master suite comes complete with a walk-through closet and full ensuite, while the centrally located living room, kitchen and dining areas are generously sized - including the large eating bar! The roomy second bedroom and additional full bathroom are located opposite the master suite, ensuring both have complete privacy.

A few minutes' walk brings you to shopping, dining, and lifestyle services as well as major transit routes and parks making for an extremely high walkability score - plus all the recent retail and commercial development in the immediate area will soon rank the walkability even higher! (See Walk Score rating in the attachments). It's even a quick getaway for heading into the mountains



for weekend adventuring! This home is perfect for moving in now, offers opportunities for adding personal touches in the future, or is immediately rentable as an investment property. Pet-free and smoke-free, it's a huge value - book your showing today!

Built in 2005

Essential Information

MLS® #	A2156509
Price	\$345,000
Sold Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	859
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1208, 8810 Royal Birch Boulevard Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A9

Amenities

Amenities	Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Insulated, Owned, Secured, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home,
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	Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Range Hood, Stove(s), Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	September 7th, 2024
Days on Market	29
Zoning	M-C2 d120
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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