

# **\$309,000 - 1221, 8810 Royal Birch Boulevard Nw, Calgary**

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MLS® #A2169266

**\$309,000**

2 Bedroom, 1.00 Bathroom, 853 sqft  
Residential on 0.00 Acres

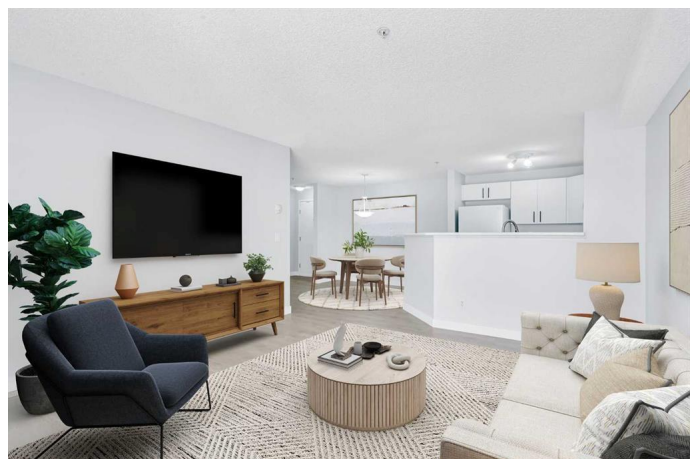
Royal Oak, Calgary, Alberta

\*OPEN HOUSE on this Saturday October 5th from 1-4 pm\* Welcome to this bright and open-concept 2-bedroom condo apartment in the desirable community of Royal Oak. This stunning home features 2 bedrooms, 1 bathroom, 2 PARKING STALLS (1 titled underground, 1 assigned surface), and 1 spacious storage room. 2 parking stalls are valuable and rare offerings for condo buildings in this Royal Oak community.

This home is ready for move-in or immediate rent for investment opportunity. The completely re-done kitchen and bathroom include NEW countertops, cabinets, refinishing bathtub & tiles, toilet, microwave, and more. Also, NEW hard flooring, baseboards, and paint for entire walls have been done for the new owner.

Utilities (electricity, heat, water/sewer) are all covered by condo fees. The kitchen has lots of cabinet and counter space, raised breakfast bar. Spacious dining & living room provides enough space for your needs and the facing balcony is perfect for a year-round BBQ. Both bedrooms are also south-facing - bright and filled with natural sunlight and large enough for your beds, drawers & more. 4pc bathroom and in-suite laundry with extra storage complete this unit.

You will enjoy walking distance to big groceries, retails, restaurants, schools (Royal Oak School and William D. Pratt School), and



more. And only one minute to Shane Homes  
YMCA & Stoney Trail.

Book a showing to come in today and view this  
valuable home, you won't be disappointed.

Built in 2005

### **Essential Information**

MLS® #	A2169266
Price	\$309,000
Sold Price	\$305,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	853
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

### **Community Information**

Address	1221, 8810 Royal Birch Boulevard Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A9

### **Amenities**

Amenities	Elevator(s), Snow Removal, Storage, Visitor Parking
Parking Spaces	2
Parking	Titled, Underground

### **Interior**

Interior Features	Elevator, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Baseboard
Cooling	None
# of Stories	4

**Exterior**

Exterior Features	Balcony, Lighting
Construction	Stone, Stucco, Wood Frame

**Additional Information**

Date Listed	September 27th, 2024
Date Sold	October 17th, 2024
Days on Market	20
Zoning	DC
HOA Fees	0.00

**Listing Details**

Listing Office	TREC The Real Estate Company
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