

# **\$320,000 - 1111, 8810 Royal Birch Boulevard Nw, Calgary**

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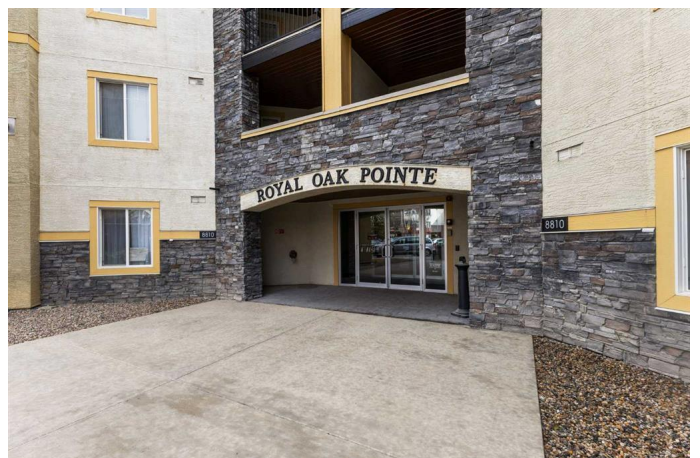
MLS® #A2215356

**\$320,000**

2 Bedroom, 1.00 Bathroom, 880 sqft  
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Why settle for a cookie cutter condo?? This one takes the whole cake! Welcome to this beautifully renovated 2 bed/1 bath main floor condo with ALL utilities included in the condo fees, in the desirable community of Royal Oak! This charming home has had extensive upgrades throughout, including paint & wallpaper, beautiful lighting & new laminate flooring throughout the main living & bedroom spaces . The kitchen has been fully refreshed, featuring gorgeous butcher block counters, charcoal painted cabinetry, contemporary vinyl tile backsplash, and new luxury vinyl tile flooring. The generous open concept living/dining space features large sunny windows, a lovely portable electric fireplace w/mantle & display shelves, and easy access to the good sized patio for relaxing on lovely summer evenings. The serene primary bedroom features moody wall paint, large windows & updated contemporary closet doors. The fully refinished 4 pc bath features penny tile flooring, new tile & fixtures in the tub/shower, and a gorgeous vanity refurbished from a 100 year old dresser. The good sized second bedroom and in suite laundry complete the unit. The one titled underground parking spot also has a storage unit, (one of only 10 in the complex!) and plenty of visitor parking for guests. This well managed complex is pet free (as of April 1/25), and is close to parks & playgrounds, schools, shopping, the fantastic



YMCA in Rocky Ridge and easy access to Country Hills Blvd and Stoney Trail. This ready to move in property is a must see!

Built in 2005

### **Essential Information**

MLS® #	A2215356
Price	\$320,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	880
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1111, 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, Parkade, Titled, Underground
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Elevator, No Smoking Home, Open Floorplan, See Remarks, Wood Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Disposal

Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Free Standing, Living Room, Mantle
# of Stories	4

## Exterior

Exterior Features	Other
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	M-C2

## Listing Details

Listing Office	eXp Realty
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