

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

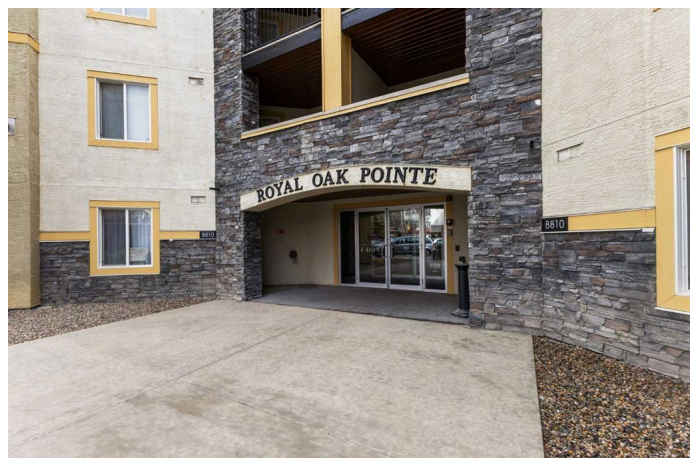
MLS® #A2215356

\$320,000

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

Royal Oak, Calgary, Alberta

****OPEN HOUSE SAT MAY 3/25 FROM 2-4PM**** 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, Visitor Parking, Storage |
| 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 | Natural Gas, Baseboard |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Free Standing, Living Room, Mantle, Electric |
| # 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 | 1 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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