

\$295,000 - 1131, 8810 Royal Birch Boulevard Nw, Calgary

MLS® #A2202685

\$295,000

2 Bedroom, 1.00 Bathroom, 858 sqft
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Stylish 2-Bedroom Condo in Royal Oak â€” All
Utilities Included!

Welcome home to this spacious 2-bedroom
condo in the highly sought-after community of
Royal Oak, Calgary. Offering 858 square feet
of well-designed living space, this unit is
perfect for first-time buyers, downsizers, or
investors. Step inside to discover a functional
open-concept layout with a modern kitchen,
ample cabinet space, and a bright living area
that leads to your private patioâ€”ideal for
morning coffee or evening relaxation. Enjoy
the convenience of titled underground parking,
and a dedicated storage unit. All utilities (gas,
electricity, and water) are included, ensuring
stress-free living! Located just steps from the
bus stop and minutes from Royal Oak Centre,
youâ€™ll have easy access to shopping,
dining, and major retailers like Walmart and
Sobeys. Donâ€™t miss this opportunity to own
this beautiful condo in a prime location.
Schedule your viewing today!



Built in 2005

Essential Information

MLS® #	A2202685
Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	858
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1131, 8810 Royal Birch Boulevard Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A9

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed March 14th, 2025

Days on Market 20

Zoning M-C2

Listing Details

Listing Office Grassroots Realty Group

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