

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

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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	40
Zoning	M-C2

**Listing Details**

Listing Office	Grassroots Realty Group
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