



**GRASSROOTS**  
REALTY GROUP

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**1431, 8810 Royal Birch Boulevard NW  
Calgary, Alberta**

**MLS # A2240367**



**\$324,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	944 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home, Open Floorplan, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 556

**LLD:** -

**Zoning:** M-C2 d120

**Utilities:** -

**Inclusions:** White Cabinet by Kitchen

TOP FLOOR | ALL UTILITIES INCLUDED (HEAT/ELECTRICITY/WATER) | MOUNTAIN VIEWS | Welcome to #1431, 8810 Royal Birch Boulevard NW &ndash; a top floor, 2 bedroom, 2 bathroom unit offering over 943 sq ft of bright and spacious living space, making it one of the largest in the complex. The open layout features a designated dining area, a clean and bright white kitchen, and a sun filled living room that leads to a generous south facing balcony with beautiful mountain views. The functional floor plan includes a full second bathroom, a large secondary bedroom, in suite laundry and storage, and a spacious primary suite with a private ensuite. Enjoy the convenience of a heated underground parking stall and a fantastic location just steps from grocery stores, cafes, and daily amenities. Surrounded by scenic parks and bike paths, and just minutes from a world class YMCA. Commuting is a breeze with easy access to Stoney Trail, Crowchild Trail, and a bus stop right outside offering a 10 minute ride to the Tuscany LRT Station. Condo fees include electricity, heat, and water helping you manage monthly costs with ease. Don't miss out on this exceptional opportunity!