



GRASSROOTS
REALTY GROUP

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**1126, 8810 Royal Birch Boulevard NW
Calgary, Alberta**

MLS # A2261900



\$299,999

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	859 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 446
Basement:	-	LLD:	-
Exterior:	Mixed, Stone, Stucco	Zoning:	M-C2 d120
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: NONE

ALL UTILITIES INCLUDED & Prime Location! Welcome to this bright and well-maintained 2-bedroom, 1 bathroom ground-floor condo in the heart of Royal Oak. Features an open-concept layout, large bedrooms and spacious laundry/storage room. This unit offers easy living with no stairs and direct access. The functional kitchen is ideally located for entertaining friends and family, while the spacious living area opens to a beautiful patio. Enjoy the convenience of surface parking and a dedicated storage unit. Located in a quiet, well-managed building that is pet free as of April 2025. Close to shopping, public transit, parks, and all essential amenities. A perfect opportunity for investors—book your showing today!