

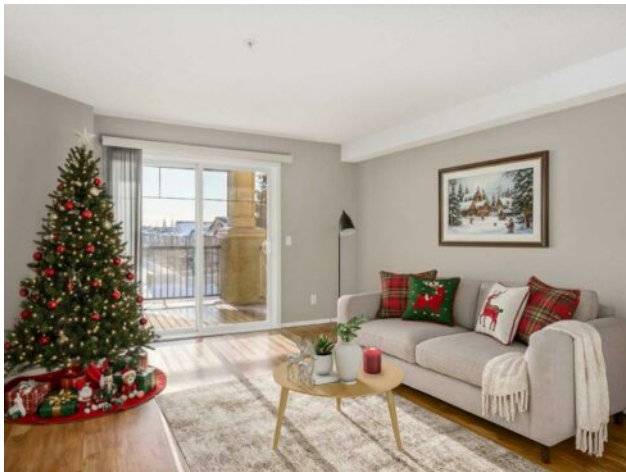


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1331, 8810 Royal Birch Boulevard NW  
Calgary, Alberta

MLS # A2274564



**\$328,000**

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	953 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d120
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator		

Inclusions:	N/A
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2 PARKING STALLS | ALL UTILITIES INCLUDED | 953 SQ FT | 2 BEDS & 2 BATHS | Welcome to this bright and inviting large 2 bedroom, 2 bathroom condo in the sought-after community of Royal Oak. Thoughtfully designed, this home combines comfort, functionality, and convenience. Inside, you'll find a spacious primary retreat that comfortably fits a king bed, complete with a walk-in closet and private ensuite. Both bedroom windows are soundproofed for a peaceful night's rest. This unit includes a dedicated laundry room with storage space and a custom-built linen closet, adding extra storage and organization to condo living. Enjoy the sunshine all day long with your south-facing exposure and partial mountain views from the balcony. This home also comes with two parking stalls — one secure underground and a second surface stall located conveniently by the front door. A major bonus is that all utilities are included in the condo fees (heat, electricity and water included - you just need internet!), keeping costs affordable. Set in the heart of Royal Oak, you'll love having shops, groceries, cafes, a YMCA, the Royal Oak Shopping Centre, and everyday amenities just steps from your building. Plus, easy access to Stoney Trail and major routes for a quick commute. Whether you're a first-time buyer, downsizer, or investor, this condo offers unbeatable value in one of Calgary's most desirable communities.