



**GRASSROOTS**  
REALTY GROUP

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

**1215, 8810 Royal Birch Boulevard  
Calgary, Alberta**

**MLS # A2280650**



**\$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>	853 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2 d120
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

<b>Inclusions:</b>	N/A
--------------------	-----

Welcome to unit 1215—a sun-drenched sanctuary of over 850 sq. ft. that perfectly balances modern updates with a layout designed for real life. This 2-bedroom, 2-bathroom floor plan is built for those who value space, featuring a well laid out primary suite . The interior has been thoughtfully updated throughout, offering a fresh, airy palette that flows seamlessly from the functional kitchen and breakfast bar into a bright, open living area. And a bonus; the kitchen and bathrooms were thoughtfully upgraded in 2023! When the Calgary sun hits, the oversized private deck becomes your secondary living room, offering plenty of space for a full patio set and real outdoor living. The logistics here are a total win: you get one titled underground heated stall and one assigned surface stall, paired with affordable condo fees (with electricity included!) that keep your monthly carry predictable. In the Calgary condo market, a second parking stall is the ultimate luxury, and at Royal Oak Pointe, it’s exactly what sets this home apart. Positioned just steps from the Royal Oak Centre—home to Walmart, Sobeys, and local dining—and minutes from the world-class Shane Homes YMCA and Stoney Trail, the location is as efficient as the home itself. With top-tier schools like William D. Pratt nearby and quick access to the Tuscany LRT, this is a high-value move in a community that continues to hold its reputation as a Northwest favourite.