



**1425, 8810 Royal Birch Boulevard NW
Calgary, Alberta**

MLS # A2289036



\$314,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	865 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Owned, Parkade, Paved, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 523
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-C2 d120
Foundation:	-	Utilities:	-
Features:	Bookcases, Open Floorplan		

Inclusions: N/A

Welcome home to this bright and well-maintained 2-bedroom condo in Royal Oak Pointe. This top-floor unit offers an open-concept layout filled with natural light and a functional design throughout. The kitchen features white cabinetry, stainless appliances, and tiled flooring — with all appliances replaced in 2022 for added peace of mind. The bathroom has been completely renovated and includes a tiled bathtub, a modern vanity with plenty of drawers, a wide mirror, and a convenient medicine cabinet. Both bedrooms are generously sized with large closets, and there’s additional storage space in the in-suite laundry room. Stay comfortable year-round with air conditioning, added in 2023. Step outside to your spacious private deck with beautiful mountain views — the perfect place to relax. You’ll also enjoy titled underground parking with an assigned storage locker. Condo fees include all utilities, making budgeting simple.