



**1429, 8810 Royal Birch Boulevard NW  
Calgary, Alberta**

**MLS # A2142221**



**\$364,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	850 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Insulated, Parkade, Secured, Titled, U		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 587
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d120
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home		

**Inclusions:** NA

Welcome to your new TOP FLOOR condo at the sought-after Royal Oak Pointe in Royal Oak, a lively established community ideal for those with an active and vibrant lifestyle. This gorgeous unit boasts 850 SQ FT of living space, 2 BEDROOMS, and 2 BATHROOMS. Ideal as your next home, or as a revenue property, these top floor units don't come available often! The open-concept design includes a generous living room complete with a cozy fireplace, perfect for relaxing evenings. Sliding doors open to a large, covered balcony equipped with a gas line for your barbecue—ideal for winding down after a busy day. The adjacent dining area flows seamlessly into the open kitchen, which has a breakfast bar and plenty of cabinet space for all your culinary needs. The primary bedroom includes a walk-through closet and a private ensuite bathroom. The second bedroom is suitable for guests/roommates, children, or as a home office/gym space. A second full bathroom and an in-suite laundry room with extra storage add to the unit's functionality. This pet-friendly building includes all utilities, and a titled underground parking space so you can enjoy hassle-free living. Location can't be beaten with easy access to nearby public transit, schools, shopping and dining, parks and pathways, golf, YMCA, Royal Oak Shopping Centre, and seconds to Stoney Trail. Discover the perfect mix of style and convenience in this amazing Royal Oak Condo. Arrange a viewing today and see why this should be your next home or revenue property!