



**1207, 8810 Royal Birch Boulevard NW
Calgary, Alberta**

MLS # A2147241



\$349,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Royal Oak | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 852 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard

Floors: Carpet, Vinyl

Roof: -

Basement: -

Exterior: Stone, Stucco, Wood Frame

Foundation: -

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 511

LLD: -

Zoning: M-C2 d120

Utilities: -

Inclusions: NONE

Experience the perfect blend of style and convenience in this contemporary 2-bedroom, 2-bathroom apartment unit in the heart of Royal Oak. Surrounded by parks and nature, this vibrant community provides easy access to recreation centres, restaurants, supermarkets, banks, and scenic pathways. With seamless connectivity to the entire city via Stoney Trail, Royal Birch Pointe is ideally located across from Royal Oak Centre, offering all your daily necessities. This stunning 850 sq ft unit features an open-concept living space, a dining area illuminated by a chandelier, a functional kitchen with stainless steel appliances and a breakfast bar, and a spacious living room leading to a large covered balcony with a gas line for BBQ. The primary bedroom includes a walk-through closet and private ensuite, while the second bedroom can serve as a guest room, home office, or gym. Additional features include a second full bathroom, in-suite laundry with extra storage, a pet-friendly building, all utilities included, a titled underground parking stall, and a surface parking install. Don't miss out on this incredible Royal Oak condo!