

# **\$310,000 - 1111, 8810 Royal Birch Boulevard Nw, Calgary**

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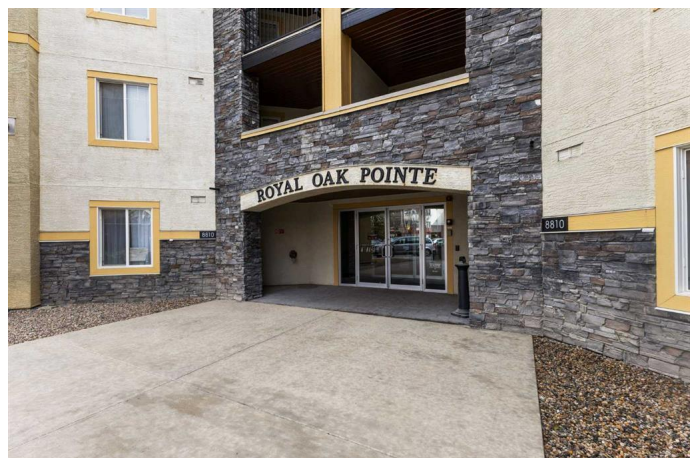
MLS® #A2253583

**\$310,000**

2 Bedroom, 1.00 Bathroom, 880 sqft  
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Why settle for a cookie cutter condo?? This one takes the whole cake! Welcome to this beautifully renovated 2 bed/1 bath main floor condo with ALL utilities included in the condo fees, in the desirable community of Royal Oak! This charming home has had extensive upgrades throughout, including paint & wallpaper, beautiful lighting & new laminate flooring throughout the main living & bedroom spaces . The kitchen has been fully refreshed, featuring gorgeous butcher block counters, charcoal painted cabinetry, contemporary vinyl tile backsplash, and new luxury vinyl tile flooring. The generous open concept living/dining space features large sunny windows, a lovely portable electric fireplace w/mantle & display shelves, and easy access to the good sized patio for relaxing on lovely summer evenings. The serene primary bedroom features moody wall paint, large windows & updated contemporary closet doors. The fully refinished 4 pc bath features penny tile flooring, new tile & fixtures in the tub/shower, and a gorgeous vanity refurbished from a 100 year old dresser. The good sized second bedroom and in suite laundry complete the unit. The one titled underground parking spot also has a storage unit, (one of only 10 in the complex!) and plenty of visitor parking for guests. This well managed complex is pet free (as of April 1/25), and is close to parks & playgrounds, schools, shopping, the fantastic



YMCA in Rocky Ridge and easy access to Country Hills Blvd and Stoney Trail. This ready to move in property is a must see!

Built in 2005

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253583          |
| Price          | \$310,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 880               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | 1111, 8810 Royal Birch Boulevard Nw |
| Subdivision | Royal Oak                           |
| City        | Calgary                             |
| County      | Calgary                             |
| Province    | Alberta                             |
| Postal Code | T3G 6A9                             |

### **Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Heated Garage, Parkade, Titled, Underground            |
| # of Garages   | 1                                                      |

### **Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Open Floorplan, Wood Counters, Elevator, See Remarks        |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Disposal, Washer/Dryer Stacked |

|                 |                                              |
|-----------------|----------------------------------------------|
| Heating         | Baseboard, Natural Gas                       |
| Cooling         | None                                         |
| Fireplace       | Yes                                          |
| # of Fireplaces | 1                                            |
| Fireplaces      | Electric, Living Room, Mantle, Free Standing |
| # of Stories    | 4                                            |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Construction      | Mixed, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 13                  |
| Zoning         | M-C2 d120           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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