

1431, 8810 Royal Birch Boulevard NW
Calgary, Alberta

MLS # A2240367



\$324,900

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| Division: | Royal Oak | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 944 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|-----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 556 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-C2 d120 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan, Storage | | |

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| Inclusions: | White Cabinet by Kitchen |
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TOP FLOOR | ALL UTILITIES INCLUDED (HEAT/ELECTRICITY/WATER) | MOUNTAIN VIEWS | Welcome to #1431, 8810 Royal Birch Boulevard NW — a top floor, 2 bedroom, 2 bathroom unit offering over 943 sq ft of bright and spacious living space, making it one of the largest in the complex. The open layout features a designated dining area, a clean and bright white kitchen, and a sun filled living room that leads to a generous south facing balcony with beautiful mountain views. The functional floor plan includes a full second bathroom, a large secondary bedroom, in suite laundry and storage, and a spacious primary suite with a private ensuite. Enjoy the convenience of a heated underground parking stall and a fantastic location just steps from grocery stores, cafes, and daily amenities. Surrounded by scenic parks and bike paths, and just minutes from a world class YMCA. Commuting is a breeze with easy access to Stoney Trail, Crowchild Trail, and a bus stop right outside offering a 10 minute ride to the Tuscany LRT Station. Condo fees include electricity, heat, and water helping you manage monthly costs with ease. Don't miss out on this exceptional opportunity!