

\$330,000 - 1331, 8810 Royal Birch Boulevard Nw, Calgary

MLS® #A2259769

\$330,000

2 Bedroom, 2.00 Bathroom, 953 sqft
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

**2 PARKING STALLS | ALL UTILITIES
INCLUDED | 953 SQ FT | 2 BEDS & 2 BATHS**

| Welcome to this bright and inviting large 2 bedroom, 2 bathroom condo in the sought-after community of Royal Oak. Thoughtfully designed, this home combines comfort, functionality, and convenience. Inside, you'll find a spacious primary retreat large enough for a king bed, complete with a walk-in closet and private ensuite. Both bedroom windows are soundproofed for a peaceful night's rest. The smart layout also includes a dedicated laundry room with extra storage and a custom-built linen closet, making organization effortless. Enjoy the sunshine all day long with your south-facing exposure and partial mountain views. This home also comes with two parking stalls – one secure underground and a second surface stall located conveniently by the front door. A major bonus is that all utilities are included in the condo fees (heat, electricity and water included - you just need internet!), keeping costs affordable. Set in the heart of Royal Oak, you'll love having shops, groceries, cafes, a YMCA, the Royal Oak Shopping Centre, and everyday amenities just steps from your building. Plus, easy access to Stoney Trail and major routes for a quick commute. Whether you're a first-time buyer, downsizer, or investor, this condo offers unbeatable value in one of Calgary's most desirable



communities.

Built in 2005

Essential Information

MLS® #	A2259769
Price	\$330,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	953
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1331, 8810 Royal Birch Boulevard Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A9

Amenities

Amenities	Bicycle Storage, Elevator(s), Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Stall, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Elevator
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	September 24th, 2025
Days on Market	24
Zoning	M-C2 d120

Listing Details

Listing Office	Real Broker
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