



GRASSROOTS
REALTY GROUP

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1424, 8810 Royal Birch Boulevard NW
Calgary, Alberta

MLS # A2291221



\$309,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	854 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 523
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C2 d120
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, High Ceilings, No Smoking Home, Storage		

Inclusions: Mirror, Two Drawer Cabinet, Wood Study Shelf, Silver Shoe Rack

Welcome to this stylish top-floor condo in the highly desirable community of Royal Oak in NW Calgary. This beautiful updated two bedroom residence features a bright open concept, open-concept layout designed for comfortable modern living. The kitchen showcases stainless steel appliances, striking recycled glass countertops with a matching backsplash, and elegant under-cabinet lighting. Hickory laminate flooring flows throughout the space. Step outside to the generously sized covered balcony, where you can relax and enjoy the peaceful, quite views. This well-managed building also offers the convenience of a titled indoor heated parking stall and dedicated storage locker. A rare opportunity to own a penthouse level condo in an exceptional location of the building-perfect for professionals, first-time buyers, or investors alike. Great location, walk to ammenities and the YMCA for sport enthusiasts.