



GRASSROOTS
REALTY GROUP

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**1319, 8810 Royal Birch Boulevard NW
Calgary, Alberta**

MLS # A2328895



\$304,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	856 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 530
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d120
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: none

Welcome to this bright and beautifully maintained 2-bedroom, 2-bathroom condo in the highly sought-after community of Royal Oak. Offering a functional open-concept layout, stunning mountain views, and an unbeatable location, this home is the perfect opportunity for first-time buyers, downsizers, or investors. Step inside to a spacious foyer that welcomes you home. Conveniently located off the entrance is a dedicated laundry and storage room, thoughtfully positioned away from the bedrooms for added privacy and convenience. The open-concept kitchen flows seamlessly into the dining area and living room, creating an ideal space for everyday living and entertaining. Large southeast-facing windows and the private balcony fill the home with natural light while offering breathtaking views of the Rocky Mountains—perfect for enjoying your morning coffee or relaxing on warm summer evenings. The spacious primary bedroom features a walk-in closet and a private 4-piece ensuite. A second generously sized bedroom is situated next to the full main bathroom, making it ideal for guests, family members, or a home office. The unit comes with an underground titled parking spot and a large storage locker which is conveniently located in front of the unit. Royal Oak is a family-friendly community with elementary and junior high schools just minutes away, along with an extensive network of walking and biking pathways that showcase the area's beautiful natural surroundings. Convenience is at your doorstep with Royal Oak Centre located just across the street, offering an excellent selection of restaurants, cafés, pubs, Walmart, London Drugs, an Asian grocery store, and a variety of everyday amenities. Commuting is effortless with the nearby Tuscany C-Train Station and quick access to Stoney Trail, making travel throughout Calgary fast and

convenient. This move-in-ready condo offers the perfect combination of comfort, convenience, and spectacular views. Don't miss this fantastic opportunity—book your private showing today!