



THE
A-TEAM

**RE/MAX
FIRST**

8810 ROYAL BIRCH Boulevard #1207, Calgary T3G 6A9

MLS®#: **A2147241**

Area: **Royal Oak**

Listing Date: **07/12/24**

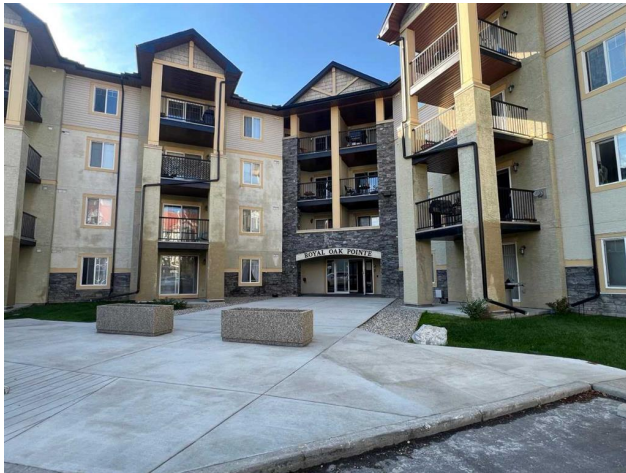
List Price: **\$349,000**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 28-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Residential
Apartment
Calgary
2005**

Finished Floor Area

Abv Sqft: **852**

Low Sqft:

Ttl Sqft: **852**

Underground

DOM

131

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**

Sewer:
Ext Feat: **Balcony**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Construction: **Stone,Stucco,Wood Frame**

Flooring: **Carpet,Vinyl**

Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	5`10" x 3`9"
Dining Room	Main	10`0" x 10`8"
Bedroom	Main	10`1" x 9`8"
Living Room	Main	17`11" x 11`11"
Bedroom - Primary	Main	11`0" x 10`8"
4pc Ensuite bath	Main	7`9" x 4`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`6" x 4`10"
4pc Bathroom	Main	4`11" x 8`7"
Kitchen	Main	10`9" x 10`6"
Balcony	Main	8`2" x 10`9"
Walk-In Closet	Main	4`6" x 7`0"

Condo Fee:
\$511

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2 d120

Legal Desc: **0511964**

Remarks

Pub Rmks: **Experience the perfect blend of style and convenience in this contemporary 2-bedroom, 2-bathroom apartment unit in the heart of Royal Oak. Surrounded by parks and nature, this vibrant community provides easy access to recreation centres, restaurants, supermarkets, banks, and scenic pathways. With seamless connectivity to the entire city via Stoney Trail, Royal Birch Pointe is ideally located across from Royal Oak Centre, offering all your daily necessities. This stunning 850 sq ft unit features an open-concept living space, a dining area illuminated by a chandelier, a functional kitchen with stainless steel appliances and a breakfast bar, and a spacious living room leading to a large covered balcony with a gas line for BBQ. The primary bedroom includes a walk-through closet and private ensuite, while the second bedroom can serve as a guest room, home office, or gym. Additional features include a second full bathroom, in-suite laundry with extra storage, a pet-friendly building, all utilities included, a titled underground parking stall, and a surface parking install. Don't miss out on this incredible Royal Oak condo!**

Inclusions: **NONE**
Property Listed By: **WExcel**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

