



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8810 ROYAL BIRCH Boulevard #1207, Calgary T3G 6A9**

MLS® #: **A2147241**

Area: **Royal Oak**

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

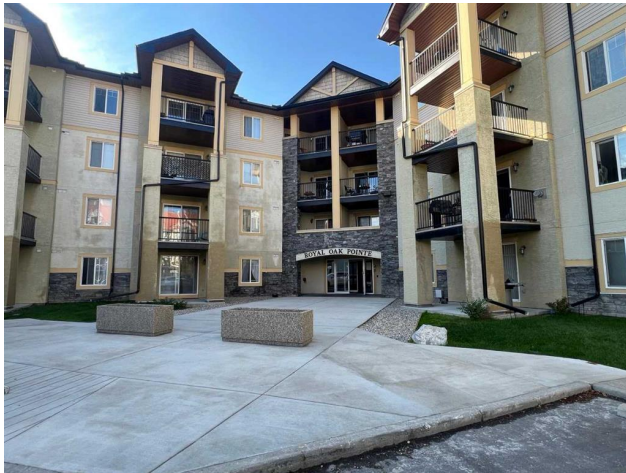
List Price: **\$349,000**

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:

**Underground**

Finished Floor Area

Abv Sqft: **852**  
Low Sqft:  
Ttl Sqft: **852**

DOM

**162**  
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**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt:

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

Room Information

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

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

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**

