



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8810 ROYAL BIRCH Boulevard #1429, Calgary T3C6A9**

MLS® #: **A2161997**

Area: **Royal Oak**

Listing Date: **09/01/24**

List Price: **\$358,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **850**  
Low Sqft:  
Ttl Sqft: **850**

DOM

**17**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Garage Door Opener,Heated Garage,Insulated,Parkade,Secured,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`7" x 7`7"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`5" x 4`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 11`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`1" x 8`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`6" x 7`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 9`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`3" x 3`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 10`6"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`6" x 8`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$587**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2 d120**

Legal Desc: **0511964**

Remarks

Pub Rmks: **Welcome to your new TOP FLOOR condo at the sought-after Royal Oak Pointe in Royal Oak, a lively established community ideal for those with an active and vibrant lifestyle. This gorgeous unit boasts 850 SQ FT of living space, 2 BEDROOMS, and 2 BATHROOMS. Ideal as your next home, or as a revenue property, these top floor units don't come available often! The open-concept design includes a generous living room complete with a cozy fireplace, perfect for relaxing evenings. Sliding doors open to a large, covered balcony equipped with a gas line for your barbecue—ideal for winding down after a busy day. The adjacent dining area flows seamlessly into the open kitchen, which has a breakfast bar and plenty of cabinet space for all your culinary needs. The primary bedroom includes a walk-through closet and a private ensuite bathroom. The second bedroom is suitable for guests/roommates, children, or as a home office/gym space. A second full bathroom and an in-suite laundry room with extra storage add to the unit's functionality. This pet-friendly building includes all utilities, and a titled underground parking space so you can enjoy hassle-free living. Location can't be beaten with easy access to nearby public transit, schools, shopping and dining, parks and pathways, golf, YMCA, Royal Oak Shopping Centre, and seconds to Stoney Trail. Discover the perfect mix of style and convenience in this amazing Royal Oak Condo. Arrange a viewing today and see why this should be your next home or revenue property!**

Inclusions: **None**  
Property Listed By: **Royal LePage Solutions**

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