

**8810 ROYAL BIRCH Boulevard #1304, Calgary T3G 6A9**

MLS® #: **A2175775** Area: **Royal Oak** Listing Date: **10/30/24** List Price: **\$378,900**  
 Status: **Active** County: **Calgary** Change: **-\$6k, 02-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **945**  
 Low Sqft:  
 Ttl Sqft: **945**

DOM  
**84**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Parkade,Side By Side,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Fireplace(s),Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**  
 Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`3" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`4" x 5`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 10`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 9`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 8`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`8" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`9" x 13`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`8" x 5`0"</b>

Legal/Tax/Financial

Condo Fee: **\$618** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0511964**

Remarks

Pub Rmks: **Welcome to this spacious 2-bedroom, 2-bathroom with 2 TITLED UNDERGROUND PARKING (SIDE BY SIDE) condo in the sought after Royal Oak Pointe complex in Calgary! The reasonable condo fees cover all utilities including ELECTRICITY for relative cost. The open concept floor plan includes a spacious living room with newer laminate flooring and cozy corner gas fireplace and dedicated dining area. Also, a larger covered balcony, with gas line making it perfect for your bbq, ideal for entertaining or relaxing. Both bedrooms offer excellent closet space, with the primary bedroom boasting a walk-through closet and a private en-suite. The second bedroom is versatile, perfect for guests, children, or a home office. A full second bathroom and an in-suite laundry room with additional storage enhance the functionality of this unit. Easy access to nearby public transit, schools, shopping and dining, parks and pathways, golf, YMCA, Royal Oak Shopping Centre. Also, there is the Royal Oak School (K-3) and William D. Pratt School (4-9) just steps away from the building. The private School of Renert School (K-12) is within 5 minutes driving distance Don't miss it out and Book your showing today!!**

Inclusions:  
Property Listed By: **N/A  
CIR Realty**

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







