



THE
A-TEAM

**RE/MAX
FIRST**

8810 ROYAL BIRCH Boulevard #1304, Calgary T3G 6A9

MLS®#: **A2193855**

Area: **Royal Oak**

Listing Date: **02/12/25**

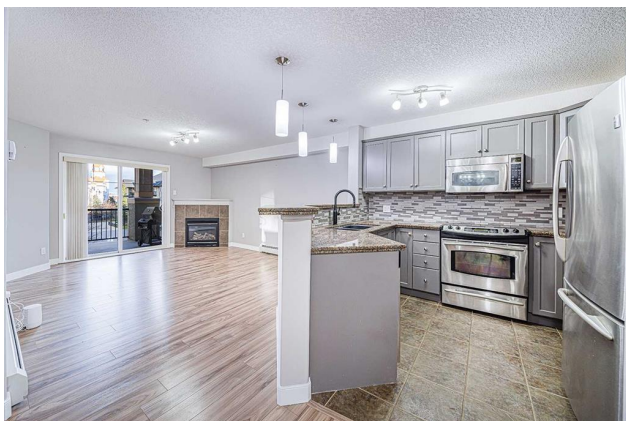
List Price: **\$374,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

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

DOM

52
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Side By Side,Underground

Utilities and Features

Roof:
Heating: **Baseboard,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
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
3pc Ensuite bath	Main	7`3" x 4`11"	Bedroom	Main	10`7" x 10`11"
Kitchen	Main	9`2" x 8`8"	Bedroom - Primary	Main	14`9" x 13`3"
4pc Bathroom	Main	7`4" x 5`1"	Dining Room	Main	10`11" x 9`3"
Living Room	Main	17`8" x 12`2"	Laundry	Main	9`8" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$618

Title:
Fee Simple

Zoning:
M-C2

Legal Desc:

0511964

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to this spacious 2-bedroom, 2-bathroom with 2 TITLED UNDERGROUND PARKING (SIDE BY SIDE) condo. The reasonable CONDO FEE COVERS 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:

N/A

Property Listed By:

CIR Realty

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







