



THE
A-TEAM

**RE/MAX
FIRST**

8810 ROYAL BIRCH Boulevard #1131, Calgary T3G 6A9

MLS® #: **A2202685**

Area: **Royal Oak**

Listing Date: **03/14/25**

List Price: **\$295,000**

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: **858**
Low Sqft:
Ttl Sqft: **858**

DOM

41

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Access:
Lot Feat:
Park Feat:

Titled, Underground

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator**
Int Feat: **No Animal Home, No Smoking Home, See Remarks, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`6" x 10`10"	Walk-In Closet	Main	5`10" x 4`6"
Bedroom	Main	16`1" x 4`6"	4pc Bathroom	Main	7`4" x 4`10"
Entrance	Main	7`0" x 3`9"	Laundry	Main	7`6" x 5`0"
Dining Room	Main	12`8" x 11`1"	Kitchen	Main	9`5" x 9`10"
Living Room	Main	15`2" x 12`6"	Balcony	Main	10`8" x 9`4"

Legal/Tax/Financial

Condo Fee:
\$524

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0511964**

Remarks

Pub Rmks: **Stylish 2-Bedroom Condo in Royal Oak - All Utilities Included! Welcome home to this spacious 2-bedroom condo in the highly sought-after community of Royal Oak, Calgary. Offering 858 square feet of well-designed living space, this unit is perfect for first-time buyers, downsizers, or investors. Step inside to discover a functional open-concept layout with a modern kitchen, ample cabinet space, and a bright living area that leads to your private patio—ideal for morning coffee or evening relaxation. Enjoy the convenience of titled underground parking, and a dedicated storage unit. All utilities (gas, electricity, and water) are included, ensuring stress-free living! Located just steps from the bus stop and minutes from Royal Oak Centre, you'll have easy access to shopping, dining, and major retailers like Walmart and Sobeys. Don't miss this opportunity to own this beautiful condo in a prime location. Schedule your viewing today!**

Inclusions:
Property Listed By: **None**
Grassroots Realty Group

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







