

**1431, 8810 Royal Birch Boulevard NW
 Calgary, Alberta**

MLS # A2240367



\$324,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	944 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d120
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage		

Inclusions: White Cabinet by Kitchen

TOP FLOOR | ALL UTILITIES INCLUDED (HEAT/ELECTRICITY/WATER) | MOUNTAIN VIEWS | Welcome to #1431, 8810 Royal Birch Boulevard NW – a top floor, 2 bedroom, 2 bathroom unit offering over 943 sq ft of bright and spacious living space, making it one of the largest in the complex. The open layout features a designated dining area, a clean and bright white kitchen, and a sun filled living room that leads to a generous south facing balcony with beautiful mountain views. The functional floor plan includes a full second bathroom, a large secondary bedroom, in suite laundry and storage, and a spacious primary suite with a private ensuite. Enjoy the convenience of a heated underground parking stall and a fantastic location just steps from grocery stores, cafes, and daily amenities. Surrounded by scenic parks and bike paths, and just minutes from a world class YMCA. Commuting is a breeze with easy access to Stoney Trail, Crowchild Trail, and a bus stop right outside offering a 10 minute ride to the Tuscany LRT Station. Condo fees include electricity, heat, and water helping you manage monthly costs with ease. Don't miss out on this exceptional opportunity!