

**1424, 8810 Royal Birch Boulevard NW**  
**Calgary, Alberta**

**MLS # A2291221**



**\$309,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d120
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, High Ceilings, No Smoking Home, Storage		

**Inclusions:** Mirror, Two Drawer Cabinet, Wood Study Shelf, Silver Shoe Rack

Welcome to this stylish top-floor condo in the highly desirable community of Royal Oak in NW Calgary. This beautiful updated two bedroom residence features a bright open concept, open-concept layout designed for comfortable modern living. The kitchen showcases stainless steel appliances, striking recycled glass countertops with a matching backsplash, and elegant under-cabinet lighting. Hickory laminate flooring flows throughout the space. Step outside to the generously sized covered balcony, where you can relax and enjoy the peaceful, quite views. This well-managed building also offers the convenience of a titled indoor heated parking stall and dedicated storage locker. A rare opportunity to own a penthouse level condo in an exceptional location of the building-perfect for professionals, first-time buyers, or investors alike. Great location, walk to ammenities and the YMCA for sport enthusiasts.