

**1211, 8810 Royal Birch Boulevard NW
Calgary, Alberta**

MLS # A2326494

\$290,000



Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	880 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2 d120
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: none

Pride of ownership shines throughout this beautifully updated, west-facing corner unit! Filled with natural light, this vacant, move-in-ready condo offers the perfect opportunity for a quick possession—available in as little as 15 days. Recent updates include fresh paint, luxury vinyl plank flooring, modern kitchen countertops and backsplash, and updated appliances, creating a bright and contemporary living space. Step outside to the spacious west-facing balcony (12' x 6'), the perfect spot to relax. Designed with accessibility in mind, the wide doorways accommodate wheelchair access for added convenience. This home also includes assigned parking stall #20(32313830)