

1204, 8810 Royal Birch Boulevard NW
Calgary, Alberta

MLS # A2339445



\$305,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	947 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C2 d120
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome to one of the largest floorplans in the entire complex—a bright, spacious 2-bedroom, 2-bathroom condo in the desirable community of Royal Oak. This standout unit offers an expansive open-concept layout with large windows that fill the home with natural light. The kitchen features ample cabinetry and a raised eating bar, creating the perfect space for casual dining and entertaining. The living area flows onto a covered balcony equipped with a BBQ gas line, ideal for year-round grilling and outdoor relaxation. The generous primary bedroom includes a good-sized walk-in closet and a private ensuite complete with an oversized shower. A second bedroom and full bathroom provide excellent flexibility for guests, family, or a home office. Additional conveniences include in-suite laundry/storage room and heated underground parking. Situated steps from Royal Oak Centre, you’ll enjoy easy access to shopping, restaurants, transit, schools (Royal Oak School and William D. Pratt School) and major routes including Stoney Trail. Offering exceptional space and comfort, this rare oversized unit is perfect for first-time buyers, downsizers, or investors seeking a premium condo in a highly sought-after NW location.