

# **\$295,000 - 1131, 8810 Royal Birch Boulevard Nw, Calgary**

---

MLS® #A2202685

**\$295,000**

2 Bedroom, 1.00 Bathroom, 858 sqft  
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Stylish 2-Bedroom Condo in Royal Oak â€” 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 patioâ€”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, youâ€™ll have easy access to shopping, dining, and major retailers like Walmart and Sobeys. Donâ€™t miss this opportunity to own this beautiful condo in a prime location. Schedule your viewing today!



Built in 2005

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2202685          |
| Price          | \$295,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 858               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 1131, 8810 Royal Birch Boulevard Nw |
| Subdivision | Royal Oak                           |
| City        | Calgary                             |
| County      | Calgary                             |
| Province    | Alberta                             |
| Postal Code | T3G 6A9                             |

## Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Elevator(s)         |
| Parking Spaces | 1                   |
| Parking        | Titled, Underground |

## Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks, Vinyl Windows |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator |
| Heating           | Baseboard, Natural Gas                                      |
| Cooling           | None                                                        |
| # of Stories      | 4                                                           |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 49               |
| Zoning         | M-C2             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.