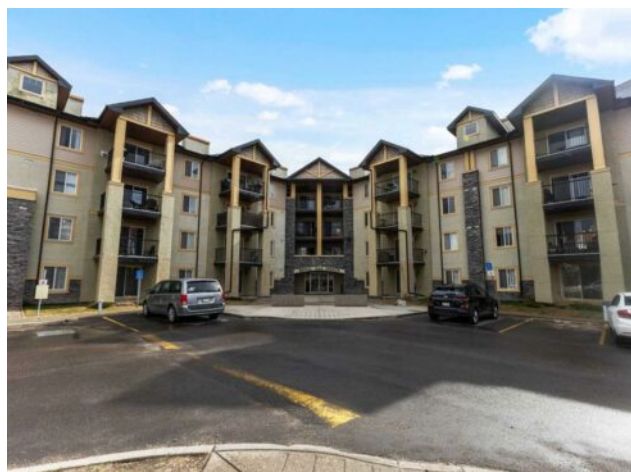


**1111, 8810 Royal Birch Boulevard NW
Calgary, Alberta****MLS # A2253583****\$300,000**

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	880 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	M-C2 d120
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Elevator, No Smoking Home, Open Floorplan, See Remarks, Wood Counters		

Inclusions: Ceiling Fans, Portable Electric Fireplace

Why settle for a cookie cutter condo?? This one takes the whole cake! Welcome to this beautifully renovated 2 bed/1 bath main floor condo with ALL utilities included in the condo fees, in the desirable community of Royal Oak! This charming home has had extensive upgrades throughout, including paint & wallpaper, beautiful lighting & new laminate flooring throughout the main living & bedroom spaces . The kitchen has been fully refreshed, featuring gorgeous butcher block counters, charcoal painted cabinetry, contemporary vinyl tile backsplash, and new luxury vinyl tile flooring. The generous open concept living/dining space features large sunny windows, a lovely portable electric fireplace w/mantle & display shelves, and easy access to the good sized patio for relaxing on lovely summer evenings. The serene primary bedroom features moody wall paint, large windows & updated contemporary closet doors. The fully refinished 4 pc bath features penny tile flooring, new tile & fixtures in the tub/shower, and a gorgeous vanity refurbished from a 100 year old dresser. The good sized second bedroom and in suite laundry complete the unit. The one titled underground parking spot also has a storage unit, (one of only 10 in the complex!) and plenty of visitor parking for guests. This well managed complex is pet free (as of April 1/25), and is close to parks & playgrounds, schools, shopping, the fantastic YMCA in Rocky Ridge and easy access to Country Hills Blvd and Stoney Trail. This ready to move in property is a must see!