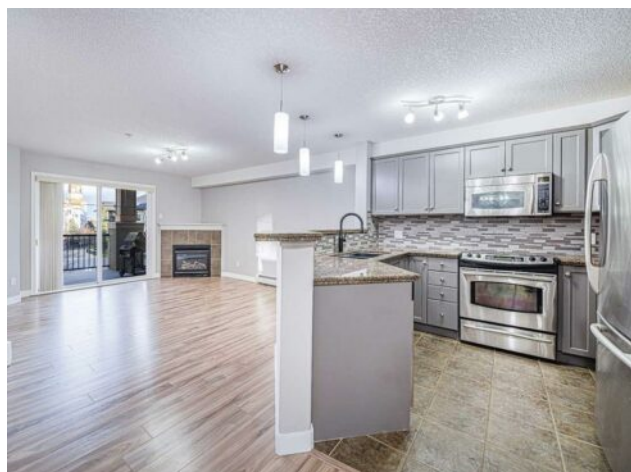


**1304, 8810 Royal Birch Boulevard NW
Calgary, Alberta**

MLS # A2193855



\$374,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	945 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Side By Side, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 618
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this spacious 2-bedroom, 2-bathroom with 2 TITLED UNDERGROUND PARKING (SIDE BY SIDE) condo. The reasonable CONDO FEE COVERS ALL UTILITIES including ELECTRICITY for relative cost. The open concept floor plan includes a spacious living room with newer laminate flooring and cozy corner gas fireplace and dedicated dining area. Also, a larger covered balcony, with gas line making it perfect for your bbq, ideal for entertaining or relaxing. Both bedrooms offer excellent closet space, with the primary bedroom boasting a walk-through closet and a private en-suite. The second bedroom is versatile, perfect for guests, children, or a home office. A full second bathroom and an in-suite laundry room with additional storage enhance the functionality of this unit. Easy access to nearby public transit, schools, shopping and dining, parks and pathways, golf, YMCA, Royal Oak Shopping Centre. Also, there is the Royal Oak School (K-3) and William D. Pratt School (4-9) just steps away from the building. The private School of Renert School (K-12) is within 5 minutes driving distance Don't miss it out and Book your showing today!!