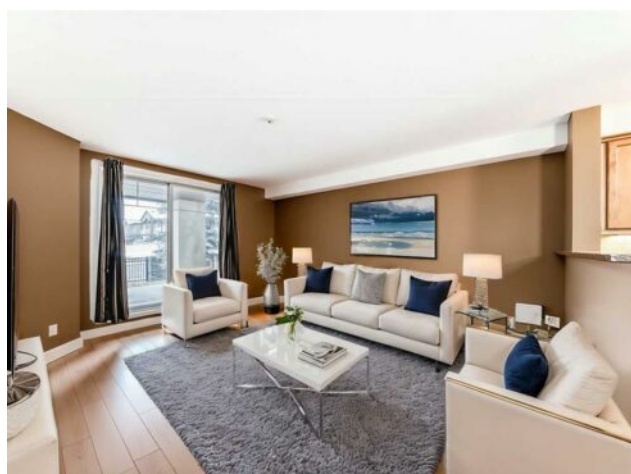


**1131, 8810 Royal Birch Boulevard NW
Calgary, Alberta**

MLS # A2202685



\$295,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 524
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: None

Stylish 2-Bedroom Condo in Royal Oak – 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 patio—ideal for morning coffee or evening relaxation. Enjoy the convenience of titled underground parking. 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, you’ll have easy access to shopping, dining, and major retailers like Walmart and Sobeys. Don’t miss this opportunity to own this beautiful condo in a prime location. Schedule your viewing today!