



## 8810 Royal birch Boulevard Calgary Alberta

\$309,000

\*OPEN HOUSE on this Saturday October 5th from 1-4 pm\* Welcome to this bright and open-concept 2-bedroom condo apartment in the desirable community of Royal Oak. This stunning home features 2 bedrooms, 1 bathroom, 2 PARKING STALLS (1 titled underground, 1 assigned surface), and 1 spacious storage room. 2 parking stalls are valuable and rare offerings for condo buildings in this Royal Oak community. This home is ready for move-in or immediate rent for investment opportunity. The completely re-done kitchen and bathroom include NEW countertops, cabinets, refinishing bathtub & tiles, toilet, microwave, and more. Also, NEW hard flooring, baseboards, and paint for entire walls have been done for the new owner. Utilities (electricity, heat, water/sewer) are all covered by condo fees. The kitchen has lots of cabinet and counter space, raised breakfast bar. Spacious dining & living room provides enough space for your needs and the facing balcony is perfect for a year-round BBQ. Both bedrooms are also south-facing - bright and filled with natural sunlight and large enough for your beds, drawers & more. 4pc bathroom and in-suite laundry with extra storage complete this unit. You will enjoy walking distance to big groceries, retails, restaurants, schools (Royal Oak School and William D. Pratt School), and more. And only one minute to Shane Homes YMCA & Stoney Trail. Book a showing to come in today and view this valuable home, you won't be disappointed. (id:6769)

Other 9.33 Ft x 8.17 Ft

Living room 13.00 Ft x 15.33 Ft

Kitchen 10.00 Ft x 9.50 Ft

Dining room 10.08 Ft x 11.33 Ft

Other 4.33 Ft x 3.33 Ft

Bedroom 9.83 Ft x 10.17 Ft

Primary Bedroom 12.17 Ft x 11.33 Ft

Laundry room 5.42 Ft x 6.08 Ft

4pc Bathroom 4.92 Ft x 8.50 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

**RE/MAX**  
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(CENTRAL)

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