



## 8810 Royal Birch Boulevard Calgary Alberta

\$374,900

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!! (id:6769)

3pc Bathroom 7.25 Ft x 4.92 Ft

Bedroom 10.58 Ft x 10.92 Ft

Kitchen 9.17 Ft x 8.67 Ft

Primary Bedroom 14.75 Ft x 13.25 Ft

4pc Bathroom 7.33 Ft x 5.08 Ft

Dining room 10.92 Ft x 9.25 Ft

Living room 17.67 Ft x 12.17 Ft

Laundry room 9.67 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



CIR

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