



8810 Royal Birch Boulevard Calgary Alberta

\$310,000

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! (id:6769)

Kitchen 8.08 Ft x 11.08 Ft
Dining room 5.67 Ft x 8.00 Ft
Living room 17.33 Ft x 13.75 Ft

Primary Bedroom 11.92 Ft x 12.08 Ft
Bedroom 9.33 Ft x 10.67 Ft
4pc Bathroom 5.00 Ft x 8.25 Ft

Listing Presented By:



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