



## 8810 Royal birch Boulevard Calgary Alberta

\$339,000

Welcome to this bright and open-concept 2 bedroom condo apartment in the desirable community of Royal Oak. This unit offers 2 parking stalls (1 titled underground & 1 assigned outdoor) and a large assigned storage locker, a rare offering for condo buildings in this area. Utilities are ALL included (electricity, heat, water/sewer). Kitchen has lots of cabinet and counter space, raised breakfast bar. Many upgrades: New kitchen cabinet, new paint for the entire walls, New base boards, New hard flooring, New toilet, New bathroom cabinet and top. Spacious dining & living room provide enough space for your needs and south facing balcony is perfect for 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. Within walking distance to many shops and amenities, public transit, major roads and new Shane Homes YMCA. Book a showing to come in and view this beautiful 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

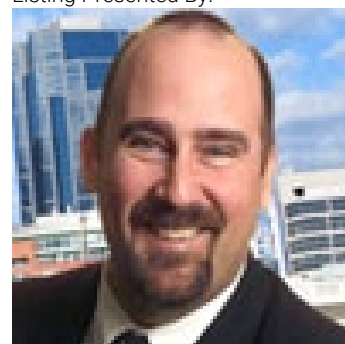
Bedroom 9.83 Ft x 10.17 Ft

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 Realty Professionals**

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