



## 8810 Royal Birch Boulevard Calgary Alberta

\$328,000

2 PARKING STALLS | ALL UTILITIES INCLUDED | 953 SQ FT | 2 BEDS & 2 BATHS | Welcome to this bright and inviting large 2 bedroom, 2 bathroom condo in the sought-after community of Royal Oak. Thoughtfully designed, this home combines comfort, functionality, and convenience. Inside, you'll find a spacious primary retreat that comfortably fits a king bed, complete with a walk-in closet and private ensuite. Both bedroom windows are soundproofed for a peaceful night's rest. This unit includes a dedicated laundry room with storage space and a custom-built linen closet, adding extra storage and organization to condo living. Enjoy the sunshine all day long with your south-facing exposure and partial mountain views from the balcony. This home also comes with two parking stalls -- one secure underground and a second surface stall located conveniently by the front door. A major bonus is that all utilities are included in the condo fees (heat, electricity and water included - you just need internet!), keeping costs affordable. Set in the heart of Royal Oak, you'll love having shops, groceries, cafes, a YMCA, the Royal Oak Shopping Centre, and everyday amenities just steps from your building. Plus, easy access to Stoney Trail and major routes for a quick commute. Whether you're a first-time buyer, downsizer, or investor, this condo offers unbeatable value in one of Calgary's most desirable communities. (id:6769)

4pc Bathroom 4.83 Ft x 7.33 Ft  
 4pc Bathroom 5.00 Ft x 7.42 Ft  
 Bedroom 10.83 Ft x 10.58 Ft  
 Dining room 13.75 Ft x 10.92 Ft

Kitchen 8.33 Ft x 9.08 Ft  
 Laundry room 5.00 Ft x 9.67 Ft  
 Living room 12.42 Ft x 17.50 Ft  
 Primary Bedroom 13.17 Ft x 14.75 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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