

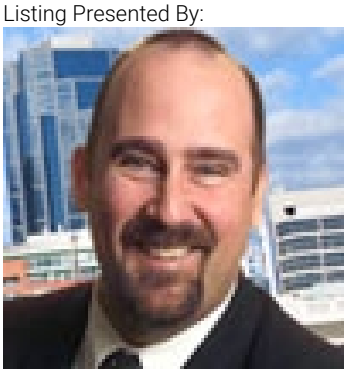
8810 Royal Birch Boulevard Calgary Alberta

$204,900

YOUR ROYAL OAK ERA STARTS HERE... Whether you're buying your very first home, looking for a smart investment, or simply tired of paying someone else's mortgage, this 1 bdrm + 1 bath condo offers an affordable way into one of NW Calgary's most established communities.Step inside and you'll find a layout with personality... unique architectural angles, an open living and dining space, and a comfortable primary bedroom with convenient in-suite laundry and additional storage. **UPDATES: Interior recently painted AND A NEW BALCONY**. But the real surprise is outside...Open the patio doors to an EXCEPTIONALLY LARGE, FULLY COVERED BALCONY... one of only a few of its kind in the building. Better yet, it faces the QUIET COURTYARD SIDE, away from both of the surrounding busy roads, creating a private outdoor space for morning coffee, evening drinks, or simply a little extra room to breathe.And when it comes to monthly expenses, there's another BIG perk... ELECTRICITY, HEAT, WATER AND SEWER ARE ALL INCLUDED IN THE CONDO FEES.Downstairs, your TITLED HEATED UNDERGROUND PARKING STALL IS LARGE ENOUGH TO ACCOMMODATE A FULL SIZE TRUCK, with additional storage available to rent through the condo.Then there's the location. Just beyond your front door, discover community amenities including playgrounds, parks, pools, tennis courts, walking/bike paths, schools, shopping, and well lit sidewalks....everything you need for a fulfilling lifestyle awaits within this home.**The building's balcony replacement project is currently underway, bringing updates to the exterior while you enjoy everything this location already has to offer.**AFFORDABLE. CONVENIENT. SURPRISINGLY SPACIOUS WHERE IT COUNTS.This isn't just an opportunity to own in Royal Oak... IT COULD BE THE EASIEST WAY TO STOP RENTING AND START BUILDING SOMETHING OF YOUR OWN. (id:6769)

4pc Bathroom 7.83 Ft x 5.08 Ft
Bedroom 12.17 Ft x 8.67 Ft
Kitchen 9.33 Ft x 8.75 Ft
Laundry room 7.25 Ft x 6.58 Ft
Living room 18.17 Ft x 18.08 Ft

Listing Presented By:



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