



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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1331, 8810 Royal Birch Boulevard NW
Calgary, Alberta

MLS # A2259769



\$330,000

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d120
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator		
Inclusions:	N/A		

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 large enough for a king bed, complete with a walk-in closet and private ensuite. Both bedroom windows are soundproofed for a peaceful night’s rest. The smart layout also includes a dedicated laundry room with extra storage and a custom-built linen closet, making organization effortless. Enjoy the sunshine all day long with your south-facing exposure and partial mountain views. 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.