

\$330,000 - 1331, 8810 Royal Birch Boulevard Nw, Calgary

MLS® #A2259769

\$330,000

2 Bedroom, 2.00 Bathroom, 953 sqft
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

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, youâ€™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 nightâ€™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 â€“ 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, youâ€™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 youâ€™re a first-time buyer, downsizer, or investor, this condo offers unbeatable value in one of Calgaryâ€™s most desirable



communities.

Built in 2005

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2259769 |
| Price | \$330,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 953 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------------|
| Address | 1331, 8810 Royal Birch Boulevard Nw |
| Subdivision | Royal Oak |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 6A9 |

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Elevator(s), Snow Removal, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Elevator |
| Appliances | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Baseboard, Natural Gas |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony |
| Construction | Stone, Stucco, Wood Frame |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 24th, 2025 |
| Days on Market | 3 |
| Zoning | M-C2 d120 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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