

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

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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 | 43                   |
| Zoning         | M-C2 d120            |

**Listing Details**

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

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