

# \$294,900 - 1413, 8810 Royal Birch Boulevard Nw, Calgary

MLS® #A2206839

**\$294,900**

1 Bedroom, 1.00 Bathroom, 664 sqft  
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

Discover this beautifully renovated 1-bedroom condo in the sought-after community of Royal Oak. Featuring engineered hickory hardwood floors, upgraded fixtures, and breathtaking mountain views, this top-floor unit offers both style and functionality.

The gourmet kitchen boasts quartz countertops, a breakfast bar, an undermount sink, solid raised-panel custom cabinetry, a travertine marble backsplash, and stainless steel appliances—perfect for any home chef. The open-concept design flows seamlessly into the spacious living room, where a stunning stone corner gas fireplace creates a cozy ambiance. Step out onto the large southeast-facing balcony, complete with a gas line, and take in the panoramic mountain views.

The generously sized bedroom, a full bath, and in-suite laundry with new washer and dryer and a newly added sliding barn-style designer door, complete this impressive unit. Additionally, the extra-deep underground parking stall (23' x 8.5') is spacious enough to accommodate a truck.

Located within walking distance to schools, shopping, and public transit, with quick access to Stoney Trail, this condo offers convenience and comfort in one of Calgary's most



desirable communities. Don't miss this opportunity—schedule your viewing today!

Built in 2005

### Essential Information

MLS® #	A2206839
Price	\$294,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	664
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1413, 8810 Royal Birch Boulevard Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A9

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

### Interior

Interior Features	Breakfast Bar, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Shingle Siding

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	12
Zoning	M-C2

### **Listing Details**

Listing Office	Real Broker
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