

# \$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 | 6                |
| Zoning         | M-C2             |

### **Listing Details**

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

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