\$342,000 - 1331, 8810 Royal Birch Boulevard Nw, Calgary

MLS® #A2252783

\$342,000

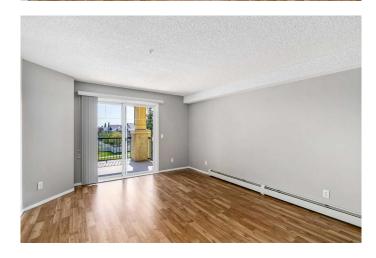
2 Bedroom, 2.00 Bathroom, 953 sqft Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

2 PARKING STALLS | 2 BEDS & 2 BATHS | 953 SQ FT | Welcome to this bright and inviting 2 bedroom, 2 bathroom condo in the sought-after community of Royal Oak. Thoughtfully designed, this home combines comfort, functionality, and convenience. Inside, you'II 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 â€" one secure underground and a second surface stall located conveniently by the front door. Set in the heart of Royal Oak, you'II 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.







Built in 2005

Essential Information

MLS® # A2252783 Price \$342,000

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 Elevator(s), Snow Removal, Visitor Parking, Bicycle Storage

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 August 30th, 2025

Days on Market

Zoning M-C2 d120

Listing Details

Listing Office Real Broker

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