

\$300,000 - 1111, 8810 Royal Birch Boulevard Nw, Calgary

MLS® #A2253583

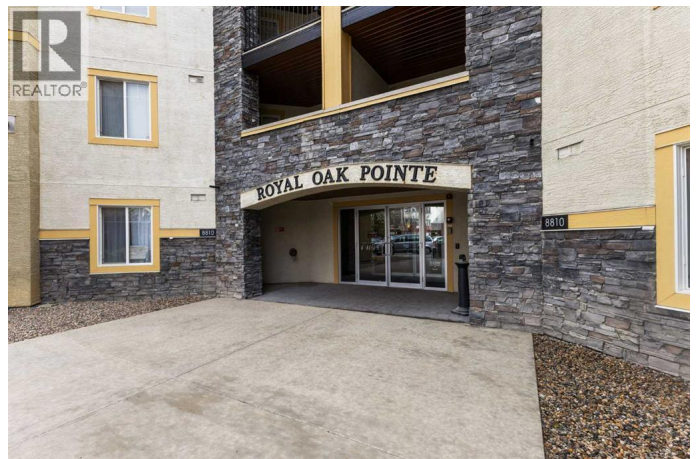
\$300,000

2 Bedroom, 1.00 Bathroom, 880 sqft

Single Family on 0.00 Acres

Royal Oak, Calgary, Alberta

Why settle for a cookie cutter condo?? This one takes the whole cake! Welcome to this beautifully renovated 2 bed/1 bath main floor condo with ALL utilities included in the condo fees, in the desirable community of Royal Oak! This charming home has had extensive upgrades throughout, including paint & wallpaper, beautiful lighting & new laminate flooring throughout the main living & bedroom spaces . The kitchen has been fully refreshed, featuring gorgeous butcher block counters, charcoal painted cabinetry, contemporary vinyl tile backsplash, and new luxury vinyl tile flooring. The generous open concept living/dining space features large sunny windows, a lovely portable electric fireplace w/mantle & display shelves, and easy access to the good sized patio for relaxing on lovely summer evenings. The serene primary bedroom features moody wall paint, large windows & updated contemporary closet doors. The fully refinished 4 pc bath features penny tile flooring, new tile & fixtures in the tub/shower, and a gorgeous vanity refurbished from a 100 year old dresser. The good sized second bedroom and in suite laundry complete the unit. The one titled underground parking spot also has a storage unit, (one of only 10 in the complex!) and plenty of visitor parking for guests. This well managed complex is pet free (as of April 1/25), and is close to parks & playgrounds, schools, shopping, the fantastic



YMCA in Rocky Ridge and easy access to Country Hills Blvd and Stoney Trail. This ready to move in property is a must see! (id:6289)

Built in 2005

Essential Information

Listing #	A2253583
Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Square Footage	880
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1111, 8810 Royal Birch Boulevard Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G6A9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Elevator, No Smoking Home, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Garburator, Microwave Range Hood Combo, Washer/Dryer Stack-Up
Heating	Natural gas Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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