

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

MLS® #A2259769

\$330,000

2 Bedroom, 2.00 Bathroom, 953 sqft
Single Family 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, you'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 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 – 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, you'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 you're a first-time buyer, downsizer, or investor, this condo offers unbeatable value in one of Calgary's most desirable



Built in 2005

Essential Information

Listing #	A2259769
Price	\$330,000
Bedrooms	2
Bathrooms	2.00
Square Footage	953
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1331, 8810 Royal Birch Boulevard Nw
Subdivision	Royal Oak
City	Calgary
Province	Alberta
Postal Code	T3G6A9

Amenities

Amenities	Park, Schools, Shopping
Features	Elevator, Parking
Parking Spaces	2
Parking	Underground

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Window Coverings, Washer & Dryer
Heating	Natural gas Baseboard heaters
Cooling	None
# of Stories	4

Exterior

Exterior	Stone, Stucco
Construction	Wood frame

Listing Details

Listing Office

Real Broker



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Listing information last updated on October 13th, 2025 at 11:31pm PDT