

**1413, 8810 Royal Birch Boulevard NW**  
**Calgary, Alberta**

**MLS # A2206839**



**\$294,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	664 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Hardwood

**Roof:** -

**Basement:** -

**Exterior:** Shingle Siding

**Foundation:** -

**Features:** Breakfast Bar, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 416

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

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!