

1424, 8810 Royal Birch Boulevard NW
Calgary, Alberta

MLS # A2291221



\$319,000



Division:		Royal Oak	
Type:		Residential/Low Rise (2-4 stories)	
Style:		Apartment-Single Level Unit	
Size:	854 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:		Parkade, Stall, Titled, Underground	
Lot Size:		-	
Lot Feat:		-	
Heating:		Water:	-
Floors:		Sewer:	-
Roof:		Condo Fee:	\$ 523
Basement:		LLD:	-
Exterior:		Zoning:	M-C2 d120
Foundation:		Utilities:	-
Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, High Ceilings, No Smoking Home, Storage			
Inclusions: Mirror, Two Drawer Cabinet, Wood Study Shelf, Silver Shoe Rack			

Welcome to this stylish top-floor condo in the highly desirable community of Royal Oak in NW Calgary. This beautiful updated two bedroom residence features a bright open concept, open-concept layout designed for comfortable modern living. The kitchen showcases stainless steel appliances, striking recycled glass countertops with a matching backsplash, and elegant under-cabinet lighting. Hickory laminate flooring flows throughout the space. Step outside to the generously sized covered balcony, where you can relax and enjoy the peaceful, quite views. This well-managed building also offers the convenience of a titled indoor heated parking stall and dedicated storage locker. A rare opportunity to own a penthouse level condo in an exceptional location of the building-perfect for professionals, first-time buyers, or investors alike. Great location, walk to ammenities and the YMCA for sport enthusiasts.