

# \$299,999 - 1126, 8810 Royal Birch Boulevard Nw, Calgary

MLS® #A2261900

**\$299,999**

2 Bedroom, 1.00 Bathroom, 859 sqft  
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

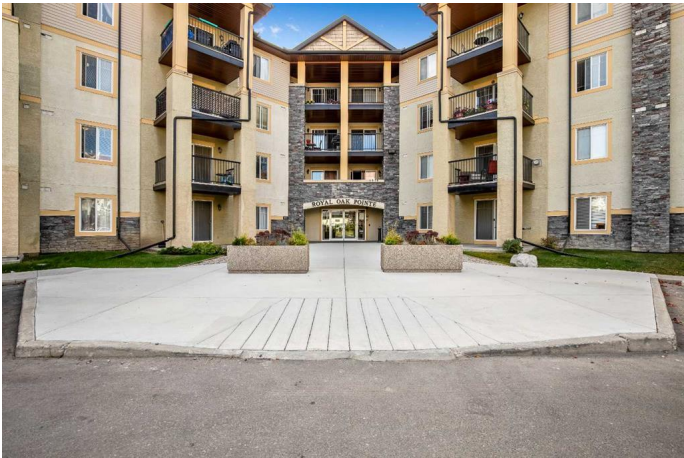
ALL UTILITIES INCLUDED – Prime Location!

Welcome to this bright and well-maintained 2-bedroom, 1 bathroom ground-floor condo in the heart of Royal Oak. Features an open-concept layout, large bedrooms and spacious laundry/storage room. This unit offers easy living with no stairs and direct access. The functional kitchen is ideally located for entertaining friends and family, while the spacious living area opens to a beautiful patio. Enjoy the convenience of surface parking and a dedicated storage unit. Located in a quiet, well-managed building that is pet free as of April 2025. Close to shopping, public transit, parks, and all essential amenities. A perfect opportunity for investors – book your showing today!

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2261900  |
| Price          | \$299,999 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 859       |
| Acres          | 0.00      |
| Year Built     | 2005      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 1126, 8810 Royal Birch Boulevard Nw |
| Subdivision | Royal Oak                           |
| City        | Calgary                             |
| County      | Calgary                             |
| Province    | Alberta                             |
| Postal Code | T3G 6A9                             |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                                                    |
| Parking        | Assigned, Stall                                                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage              |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                               |
| Cooling           | None                                                                                                    |
| # of Stories      | 4                                                                                                       |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Construction      | Mixed, Stone, Stucco |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 17                |
| Zoning         | M-C2 d120         |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Nineteen 88 Real Estate |
|----------------|-------------------------|

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