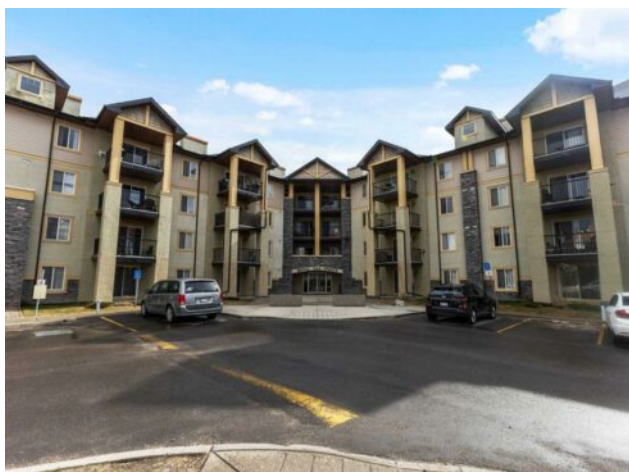


**1111, 8810 Royal Birch Boulevard NW
Calgary, Alberta**

MLS # A2215356



\$315,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Royal Oak | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 880 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Heated Garage, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, Natural Gas

Floors: Laminate, Tile, Vinyl

Roof: -

Basement: -

Exterior: Mixed, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Elevator, No Smoking Home, Open Floorplan, See Remarks, Wood Counters

Water: -

Sewer: -

Condo Fee: \$ 536

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: Portable Electric Fireplace Cabinet

****OPEN HOUSE STA MAY 10/25 FROM 2-4PM****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!